



# **Open Space and Recreation Plan**

## **2015 - 2022**

### **Town of Wellesley, MA**



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# 1. Executive Summary

Wellesley Open Space and Recreation Plan 2015-2022 is the Town of Wellesley's third Open Space & Recreation Plan, and reflects the Town's diverse open space system and the complex needs and goals of the community. Although Wellesley is a well-established community and most land area has been developed, there remain significant and important open space resources throughout town, and open space management and protection is a priority.

Wellesley's open space resources range in scale from grand, historic parks, colleges and private estates to small pocket parks and public gathering places in commercial areas. The system is comprised of parks managed primarily for active and passive recreation; naturalized sanctuaries which are home to native wildlife and plants; trails and pedestrian pathways, greenways and wildlife corridors; wetlands and other natural resource areas; and a vital urban forest. The environmental and public health benefits that accrue from this open space are considerable and its presence contributes greatly to the aesthetic appeal of the community.

In defining open space, this plan recognizes the variety of open space that characterizes Wellesley and also draws on the values of open space identified in the new Wellesley Natural Resource Protection Development policy. For this plan, open space is defined as land that is substantially in a natural state or landscaped in such a manner as to provide some or all of the following open space values:

- a. Provides passive or active recreational opportunities
- b. Provides habitat for native plants and animals
- c. Can be sustained for conservation purposes in an undisturbed or minimally managed condition
- d. Protects water bodies or wetland resources
- e. Protects water quality or contributes to storm water control
- f. Ensures that the land will remain in farming, forestry, or recreational use
- g. Preserves a scenic or historic view
- h. Protects significant trees
- i. Is adjacent to land with open space value
- j. Provides "green features" or environmental services in built and urbanized spaces
- k. Provides a wide variety of public benefits
- l. Contributes to the environment

The benefits and values of open space will be discussed throughout this plan, and have helped shape the goals and objectives laid out in the plan.

Wellesley Open Space and Recreation Plan 2015-2022 builds on the successes as well as the ongoing needs identified in the previous two Open Space Plans, and also reflects issues and challenges that have emerged in the 20 years since the last Open Space & Recreation Plan. The Plan begins by laying out the community setting of Wellesley, including a brief history of the Town's development, open space patterns, and infrastructure. There is an inventory of the Town's environmental resources, including a detailed inventory of parks and sanctuaries. These sections are followed by a Needs Analysis, which was developed with significant input from the community. The Needs Analysis leads directly to the Goals and Objectives and an Action Plan, which have been designed to meet the open space needs identified by the community. The Plan

also includes numerous maps, tables and figures that provide supporting information.

Many of the Town's goals identified in previous Open Space Plans have been met. Since the publication of the previous Open Space and Recreation Plan, Wellesley has established a comprehensive management plan at Morses Pond, seen great improvements in its trail system and restored and refurbished numerous parks, and taken steps to acquire 2 significant parcels of land that could be used as Open space or Recreational facilities. Nevertheless, open space needs still remain. Gradually, Wellesley continues to lose open space, shrinking the tree canopy, increasing impervious land cover, reducing wildlife habitat and breaking up green corridors. One of Wellesley's most important open space needs is to identify and strengthen tools for the permanent protection of key unprotected open space. Although this goal is carried forward from previous Plans, Wellesley Open Space and Recreation Plan 2015 identifies several new tools that may be useful in this effort, including zoning tools and more active use of Conservation Restrictions. The need to establish sustainable funding sources for open space preservation remains unmet and is a high priority.

This Plan also identifies new needs and establishes goals and objectives to meet these needs. Over the past five years, there has been a growing recognition of the links between open space and other important concerns, notably public health and climate change. Well-designed, accessible open space is important to support a physically active and healthy population. Wellesley's open spaces should strengthen active and passive recreation, as well as enhance bicycle and pedestrian transportation and recreational opportunities. A healthy urban forest, including street trees, will improve air quality and reduce the growing problem of the urban heat island effect. Increased urban greening on both public and private property will reduce the negative impacts of stormwater pollution and flooding, both of which will likely worsen with climate change. A well-connected open space system will help species threatened by climate change. Many open space strategies can help reduce energy consumption.

The Plan also reflects Wellesley's current economic circumstances, and emphasizes the importance of maintenance and stewardship of our existing open space resources even in times of fiscal stress. The economic, public health, habitat, water resource and aesthetic benefits of Wellesley's open space system are well-established and will increase in importance as the Town grows and the climate changes. This Plan reflects the strong consensus that it is critical for the Town to continue a high standard of care and maintenance of its open space resources.

To accomplish the goals set out in the Open Space & Recreation Plan, there are a wide variety of activities detailed in the Action Plan. Some actions are specific and have a clear timeline. Others call for further study of a specific challenge to identify the most appropriate strategies for moving forward. Wellesley's previous Open Space Plans have proven to be valuable, living documents, helping shape and direct open space protection and management, and establishing goals for the future. Wellesley Open Space & Recreation Plan 2015-2022 continues that tradition, celebrating our achievements, identifying our needs, and setting out a plan to meet our goals.

## 2. Introduction



### A. Statement of Purpose

As a nearly built-out community, the Town of Wellesley continues to feel the pressure between the rights of private and public property owners to expand development on their land, and the need to preserve and protect its remaining open spaces. Open space is needed for natural resources protection, recreation and to maintain the Town's quality of life. As towns throughout the region continue to experience the pressures of growth, Wellesley residents are increasingly aware of the need to preserve the resources that the Town's citizen leaders have been so thoughtful to protect.

The text, maps and photos in this plan constitute the third update of the original Open Space and Recreation Plan written in 1987. The eleven sections are organized to document the impact of development over time, and the impact that may occur in the future. This document will provide the cultural and natural context for what has taken place to date, and present the trends that will continue to impact our community in the future and provides an inventory of open land, both public and private, protected and unprotected. The intent of the Natural Resources Commission is that a new and thorough examination of data, goals and specific actions will help our community balance the needs of all, now and years into the future.



## B. Planning Process and Public Participation

Wellesley's current Open Space and Recreation Plan has been updated pursuant to the Massachusetts Executive Office of Energy and Environmental Affairs (EOEEA), Division of Conservation Services guidelines and requirements. The Plan update has been developed to enhance and protect Wellesley's valuable natural and recreational resources in a time of escalating real estate values and tightening fiscal budgets. Wellesley's last update was prepared by the Comprehensive Plan Coordination Group (the CPCG) and was developed to provide guidance to the Town for the period from 1994 through 1999. The last version was in need of updating to reflect progress made on its goals and policies, as well as to re-examine public priorities for open space and recreation. The current update was undertaken by staff and volunteer members of the Natural Resources Commission, and in collaboration with the Wellesley Comprehensive Plan, 2007-2017, completed by the Wellesley Planning Department and its consultant Goody Clancy with extensive input from NRC staff. Public participation was a key component of the Plan Update's planning process and recognized the importance of including residents' concerns and input in developing the community's overall goals for passive and active open space.

### 1. Public Participation

Public participation in local planning efforts and decisions has long been a top priority for the Town and was a key element of the OSRP update efforts. The outline below describes the public participation process used in development of the plan.

- **Public Survey:** In March 2015, a link to an online survey was sent out to all Town residents with their electric bills. NRC staff also set up a survey station at Babson, Wellesley Colleges and the Massachusetts Bay Community College, and canvassed students and faculty for responses. The survey link was also posted to the NRC website, Facebook page, and distributed to all of the existing contacts and news subscribers. Initial survey results were compiled and sent back to respondents for review and comment. The results of this survey, along with feedback from the efforts listed below, guided the Goals and Action steps outlined in the Plan.
- **Environmental Justice Communities Input:** Input from the two Environmental Justices (EJ) areas in Wellesley, identified based on the minority population criteria, was received through an enhanced public participation outreach effort described in more detail in Chapter 3 §C.5. Specifically, NRC staff set up survey station tables at Babson University and Mass Bay Community College to reach members of Wellesley's EJ communities. Similarly, a survey announcement was included in the Barton Rd. and Babson College newsletters. **138 out of 619, or 22.3% of survey respondents identified themselves as residents of neighborhoods within the identified Environmental Justice Community areas.**
- **Public Forum:** A public meeting was held in October 2009 to present the draft plan and seek additional input and was held in conjunction with a public forum on one of the Town's top open space projects – the Fuller Brook Park Preservation Master Plan. A power point was presented that included the key elements and findings of the plan to a group of approximately 100 residents. The forum was highly interactive and the participants provided excellent feedback that was incorporated into the plan.

- **Town Staff and Board Participation:** Both Town staff and elected or appointed town officials from Recreation, Planning, DPW, Historical Commission, Department of Public Works and the Board of Selectmen's Office weighed in on sections of the plan on an individual basis, offering their views on a variety of issues pertaining to open space, cultural and historic resources and recreation, as well as providing final letters of review.
- **Media Outreach:** Public participation efforts were publicized as broadly as possible through all available media outlets including:
  - Wellesley Natural Resources Commission Facebook Page
  - Wellesley Natural Resources Commission Newsletter Distribution List
  - Town of Wellesley website
  - Public and private school newsletters
  - Postings at Wellesley libraries
  - Sustainable Wellesley outreach
  - Sustainable Energy Committee outreach
  - Wellesley Conservation Council (local land trust) outreach efforts
  - Wellesley's sports organizations outreach efforts
  - Mailings to direct abutters of parks and to neighborhood residents
  - Standard notification to Town Committees and staff members
  - Local Friends Group outreach (Friends of Morses Pond, Friends of Brookside)
  - Government Outreach (through the Town Clerk's office)
- **Visioning Workshop:** In February of 2004, a public planning forum on Open Space, Trails, and Recreation was held to gather public comment for the update of Wellesley's 1994-1999 Open Space and Recreation Master Plan. Over 90 residents and Town officials attended this workshop and gave the NRC feedback on the large-format maps and stated goals.

## C. Researchers and Writers

This plan was truly a collaborative effort. Text, photos and tables were largely produced by the Wellesley Natural Resources Commission staff. Maps were created by Brian Dupont and Christine Narayana in the Town's Geographic Information Systems office. The DPW Water, Recreation and Planning departments all contributed important data and information, along with considerable time for review and feedback. Finally, this plan would not have been possible without the committed efforts of the Town's volunteer citizens. Invaluable contributions from the Trails committee, Wetlands Protection committee, Recreation Commission, Playing Fields Task Force, Planning Board and Natural Resource Commission helped to shape the Town's vision for Open Space and Recreation for the future.

### 3. Community Setting

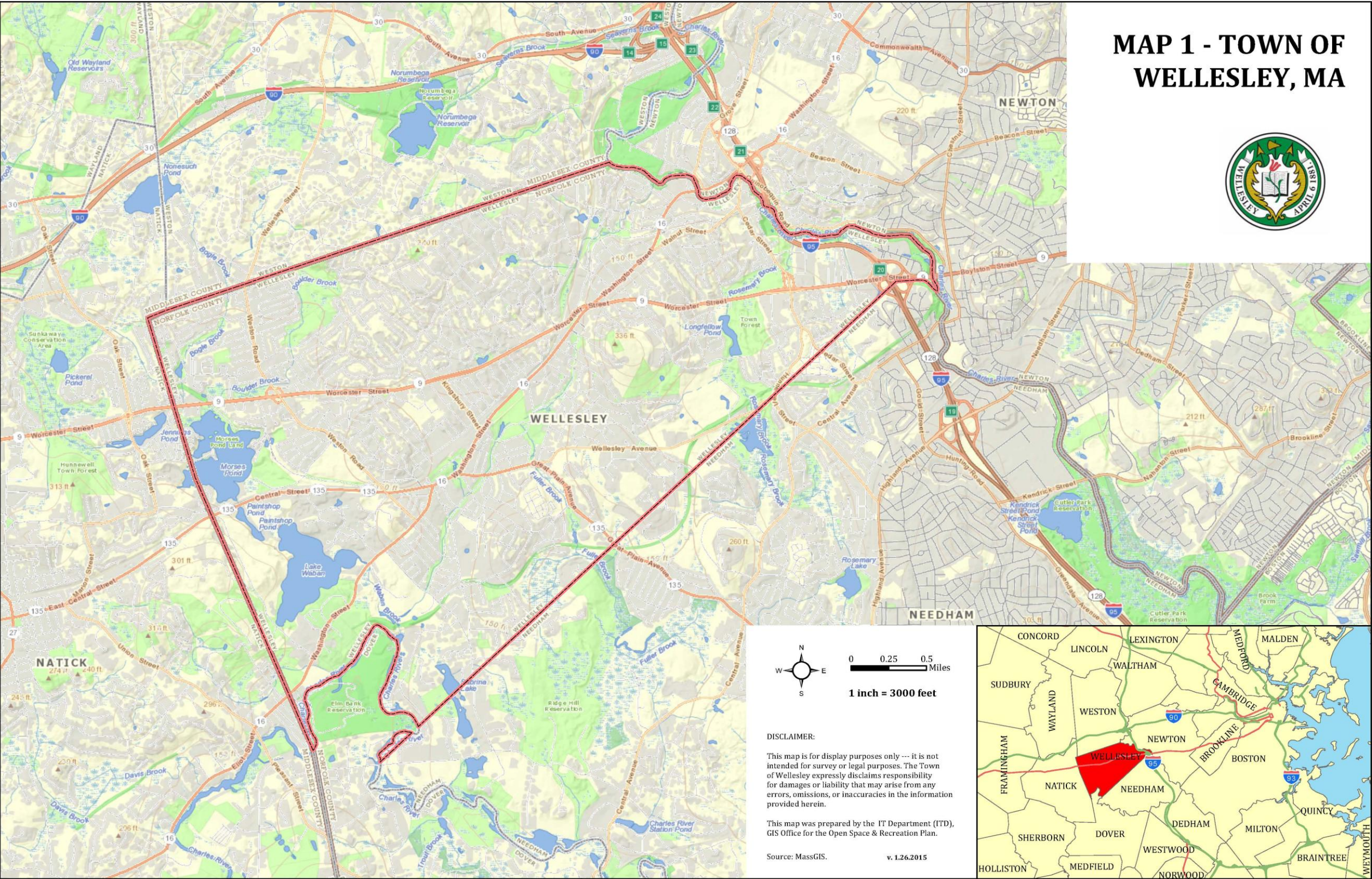


#### A. Regional Context

The Town of Wellesley is located in the center of the Charles River Watershed, in the metropolitan area of eastern Massachusetts and is situated approximately 20 minutes from downtown Boston by Commuter Rail. Neighboring towns include Weston to the north, Newton to the east, Needham and Dover to the south, and Natick to the west. Town boundaries to Newton and Dover are formed by the Charles River. Refer to **Map 1 – Regional Context** for more information.

Wellesley has excellent transportation accessibility and is bisected by Routes 9 and 16 and by the MBTA's Worcester Commuter Rail line. Wellesley is equidistant from the north shore and south shore with access provided by Route 128/Route 95, a circumferential highway which skirts its eastern border. The Town is a gateway access point to the western part of the state through the Massachusetts Turnpike, which is located just over Wellesley's northern border.











Regional highways, Interstate 95 and Route 9, can be seen to have had a positive effect on Wellesley's desirability as a commuting town, but their presence continues to exert pressure on the natural resources of the Town, through their constant noise, pavement heat, and polluted storm water runoff. Lastly, the MBTA commuter rail is a regional shared system that is an asset to the town, bringing none of the negative aforementioned effects from the two highways.

For regional planning purposes, Wellesley is within the jurisdiction of Boston's Metropolitan Area Planning Council (MAPC), and participates in regional planning efforts as part of the MetroWest Growth Management Committee, a sub-region of MAPC. Wellesley's Open Space and Recreation Plan recognizes the importance of Wellesley's neighbor communities and echoes findings from the MetroWest Regional Open Space Connectivity Plan which illustrates how the open space and trails in each of the nine MetroWest Regional Collaborative member municipalities can become linked into an interconnected regional network, crossing municipal boundaries and connecting to other trails and open space in the surrounding communities. The plan also identifies unprotected land of potential conservation interest that would enhance the connectivity and conservation value of the existing open space. Wellesley shares regional facilities and resources, including part of the Massachusetts Water Resources Authority (MWRA) water supply system, the Cochituate Aqueduct (now Town land, and used for stormwater and irrigation only) and the Sudbury Aqueduct which traverse the Town from east to west, the Charles River and several of its tributaries: Boulder, Bogle, Jennings, Waban, Fuller, Rosemary and Cold Stream Brooks. Similarly, the Wellesley Open Space and Recreation Plan's Goals and Objectives, outlined in later sections, complement those Objectives of *MetroFuture*<sup>i</sup>, the official regional plan of the Greater Boston area.

Specifically, similar to goals in the *MetroFuture* plan, Wellesley's efforts to protect rivers, streams, lakes, and ponds can ensure that the Town has sufficient clean water to support healthy aquatic life and recreational uses. Excess stormwater runoff and other pollution can be minimized, especially in water supply areas. Wellesley could also make more use of lower-impact site designs, and innovative stormwater management to help maintain natural hydrology. The Town's sensitive habitats and wetlands can be protected from development, and the Town can continue to invest in restoration of impacted ecosystems. A robust network of protected open spaces, farms, parks, and greenways will provide wildlife habitat, ecological benefits, recreational opportunities, and scenic beauty.

## **B. History of the Community**

### **1. Settlement and Early Land Use<sup>ii</sup>**

The first group of English settlers arrived in the Wellesley area from Watertown in 1635. They gradually began to change the landscape by building houses, clearing fields and improving the trail system. The entire area soon became part of the 300 square mile Dedham land grant. Algonquin Indians, many of whom had been converted to Christianity by John Eliot, already occupied the area but their population was soon depleted by illness and by imprisonment during King Philip's War. On April 18, 1681 Chief Maugus and his wife Waukeena conveyed their lands to the township of Dedham for "five pounds in money and three pounds in corne." Two hundred years later this land became a large part of the present Town of Wellesley.

In 1711, the Town of Needham broke away from Dedham, incorporating present-day Needham and Wellesley (then called West Needham). The recorded population was 250 with farming being the primary livelihood for most families. Typical crops included corn, fruits, string beans, poultry, cucumbers, eggs, cheese, tomatoes, herbs, apples, flax and squash. In 1773, the meetinghouse burned, increasing tension between East and West Needham. The following

year a new meetinghouse was erected in East Needham. West Needham began to assert its independence but the Revolutionary War intervened, superseding local politics.

By the early 1800s, West Needham had become a distinct town with a small village center. Most people still farmed for their livelihood. Later Wellesley became a group of villages, which still exist as the Fells, the Square, the Hills, the Farms and the Falls.

New transportation routes created during the early nineteenth century linked Wellesley with the outside world. The Worcester Turnpike (Route 9) was built as a toll road between 1808 and 1812, connecting Wellesley with Boston and New York. It provided convenient access to Boston markets for the sale of farm products and brought urban residents to the country for health and recreation. The Boston and Worcester Railroad built through Wellesley in 1834-35 made access to Boston even easier, prompting an influx of visitors who came to enjoy the scenic community and healthy environment. Many visitors initially stayed at the Elm Park Hotel but some soon established summer residences and eventually year-round homes. By mid-century the Town was still small and fairly primitive with heavy reliance on agriculture, but there were also many new residents who worked in Boston.

As Wellesley became more accessible and better known, a new generation of wealthy residents began to acquire large land holdings in Town, creating lavish mansions in landscaped settings. Among the most influential of the new land owners was Horatio Hollis Hunnewell (1811-1902) who had made his fortune as an investment banker and railroad entrepreneur. His home "Wellesley" designed by architect Arthur Gilman and completed in 1852 was the Town's first mansion. Hunnewell also designed and built the first topiary garden in the United States, which was laid out on seven terraces and covered three acres along the shore of Lake Waban<sup>iii</sup>. The house and gardens were mentioned in a posthumous edition of A.J. Downing's book on landscape gardening. Over time other estates were built throughout the Town but especially near Lake Waban where they included homes for several of the Hunnewell children as well as the estate of Henry Fowle Durant.

The community's most notorious estate was that of William Emerson Baker who purchased farmland in Wellesley and Needham in the 1860s. Baker ultimately acquired 800 acres that he converted to an amusement park containing formal gardens, lakes, fountains, animal displays, grottoes, games and rides. Baker staged lavish special events and even built a hotel to house visitors. After his death in 1888, most of the features associated with the amusement park disappeared.

Residents placed high value on the scenic character and bountiful natural resources of the Town and made a conscious effort to preserve and enhance their community. Among the earliest civic improvements were the American elms planted along the major streets of the Town, in the 1860s. This project, undertaken by the Tree Society, established a precedent for municipal tree planting and ornamental horticulture.

From History of the Town of Wellesley:<sup>iv</sup>

*The town has a wide reputation for healthfulness, owing in great measure to its elevation, combined with the dryness of its soil and freedom from all malarial and other unhealthful tendencies. Its charm consists in its rural atmosphere, its pleasant homes, its delightful drives and its beautiful scenery. The main street, named for our first president and noted with favor by Washington when he made his tour in 1789, as a "good road, "affords a notable drive, much of the way arched with trees, passing by churches of*

*various architecture and varied beliefs, by the former home of Dr. William Morton, the discoverer of that greatest of boons to human sufferers, sulphuric ether; by the college, the monument of Henry F. Durant; by beautiful Lake Waban, Lake of the Wind...*

The community soon attracted a new type of land use that took advantage of the bucolic setting. In 1875, Wellesley College opened overlooking Lake Waban. The site, owned by Henry Fowle Durant, was considered ideal because of its pure air and healthy water. The campus, although greatly expanded, still retains much of its spacious landscaped character. Several other schools and colleges were soon established: Dana Hall in 1881 as a preparatory school for Wellesley College, Tenacre Country Day School established in 1910, and Babson Institute (later Babson College) established in 1923 to provide business education.

## **2. Evolution of Wellesley's Parks and Public Landscapes (1880's-Present)**

*"The charm of the Town of Wellesley consists in its refined rural atmosphere, its pleasant homes, its delightful drives and its landscaped scenery, and no enlarged description of its enchanting outlooks, its elegant residences, its public buildings, its hills and vales, its calm waters and rugged ledges can be otherwise than futile and unsatisfactory."*

On April 6, 1881 the Town of Wellesley was formally incorporated as an independent community with a population of 2,500. The new Town, known for its natural beauty and gracious estates, was named for Isabella Pratt Welles, wife of H. H. Hunnewell, one of the Town's leading citizens. Through the precedent set at his own estate, and in his gifts to the Town, Hunnewell was instrumental in establishing a Town-wide appreciation of well-designed public spaces, mature trees and ornamental horticulture. All three elements remain important characteristics of the community today.

Wellesley's first civic buildings, the Town Hall/library and the railroad stations, were set in carefully landscaped grounds, an important statement regarding the stature and sophistication of the new Town. Hunnewell donated the Town Hall and library, designed by George Shaw and Henry Hunnewell (son of H.H.), and the surrounding park, which he laid out himself as an arboretum. The Town's three railroad stations designed by prominent architects such as H.H. Richardson and the firm of Shepley, Rutan and Coolidge, with landscape by Frederick Law Olmsted Sr., were another important statement about the quality of the Town, and the importance of the railroad to the community. Other civic improvements soon followed including a public water system, municipal street lights, concrete sidewalks in the village, a fire department, "illuminating gas," Woodlawn Cemetery, and a new Unitarian church.

## **3. Park Commission's Early Years**

Wellesley's first park commissioner Josiah G. Abbott was elected in 1889 with additional commissioners joining him in subsequent years until the full complement of three park commissioners was achieved. Responsibilities of the Park Commission included formulating park policies and setting priorities for maintenance and improvements of the Town Hall Park (which was initially maintained by H.H. Hunnewell) and the grounds of the railroad stations. Parks were listed as a separate appropriation category for the first time in 1896, with a budget of \$500. In 1897, the Wellesley Park Commission hired the firm of Olmsted, Olmsted and Eliot to assess possibilities for the community's parks. John Charles Olmsted, the senior partner in the firm at that time, visited Wellesley in January and prepared a written report dated February 9, 1897<sup>vi</sup>. The primary focus of the report was on Fuller Brook, but it also included general recommendations, which are described here.

The report began by praising Wellesley for its natural beauties and its "comparative freedom from objectionable features," describing the Town as "a pleasing landscape composed of gently rolling fields, groves and woods, breezy hills, pretty brooks, beautiful ponds with woody borders and one of the most charming rivers in this part of the country." It then described problems associated with some of Boston's more densely settled neighborhoods and urged Wellesley to acquire parkland to protect the rural character of the community and plan for long-term recreational and circulation needs. The report urged the community to set aside between one-eighth and one-quarter of the whole area of the Town for public open space. Explaining that if action were taken promptly while land was still inexpensive, the cost would be far less than it would be in the future. Important features cited in the report included: the Charles River, Lake Waban and the highest hills of the Town. The report also recommended that there should be small neighborhood parks and playgrounds, that the Town water supply be protected, that provisions be made for sewage disposal, and that low-lying land be acquired for flood control. An integral feature of the proposal was a series of parkways, based on those in Boston's Emerald Necklace, which would connect the various parks and open spaces and provide an alternative to the Town's main thoroughfares.

1899 began a period of growth and change for the Wellesley Park Commission. It took over maintenance of the Town Hall grounds, acquired a small donation of land on Laurel Avenue that became known as Shaw Common, and assumed responsibility for shade trees, which had previously been under the jurisdiction of the Tree Warden. By far the biggest and most visionary undertaking of the year, however, was the creation of Fuller Brook Park, a linear park established to improve drainage and create parkland near the center of Town.

Wellesley's park system continued to grow rapidly during the first decade of the twentieth century. In 1901, H.H. Hunnewell donated an 18-acre parcel on the south side of Washington Street as a "playground for the young and old of the Town," with the stipulation that the Town make improvements. Within a few years, football and baseball fields were built and drainage work was underway so that additional parts of the field could be used. Elm Park, at the corner of Washington Street and Worcester Turnpike was added in 1908. Like many of Wellesley's parks, Elm Park featured a carefully selected palette of trees, shrubs and flower beds, reflecting the tradition of ornamental horticulture established by H.H. Hunnewell. The Clock Tower was added in 1928.

By 1913 the Park Commission divided its work into two categories: first, the care of 50 acres of parkland including: Town Hall Park, Hunnewell Playground, Wellesley Station grounds, Shaw Common, Elm Park, Ware Park, Sawyer Park, Peabody Park, Indian Springs, Newton Lower Falls (Metropolitan Park Commission land maintained by Wellesley) and the following triangles: Dover and Washington Streets, Cottage and Grove Streets, St Mary's Lower Falls, and Walnut Street and the aqueduct. These were established parks that required routine maintenance of turf, shrubs and trees.

The second category of work was the park and drainage areas along Fuller Brook, which comprised 75 acres of land, much of it originally swamp, and about 11,500 lineal feet of brook.<sup>vii</sup> The commission reported that the brook was gradually being put in order, which involved deepening and straightening the channel and sculpting its banks so that they would not erode. During the 1910s there were also proposals to make substantial additions to Fuller Brook Park and to create a parkway along the brook, most of which were never implemented. One change that did occur was construction of the Town's main trunk sewer along Fuller Brook between

1915 and 1921, causing considerable disruption to the landscape.

After World War I, Wellesley, like many communities, faced new challenges. The first was creating a suitable memorial to the Town's war veterans. It was characteristic of Wellesley that the community chose to establish a memorial grove at Hunnewell Field, with one white pine planted for each of the 329 Wellesley residents who had served during the war. The grove was designed by landscape architect Arthur Alexander of Wellesley, one of the veterans. A precedent for commemorative trees had already been set during the Civil War when Wellesley resident Franklin Stevens planted "Trees of Peace" in front of his house on Worcester Street.

The 1920s and 30s were a time of rapid growth for Wellesley as a community and for its park system. By 1923 there were 135 acres of parkland, and the staff and budget continued to grow. The depression years of the 1930s brought a new interest in active recreational programs, many of which occurred at Hunnewell Field. Construction of a new high school southeast of Hunnewell Field in 1936 occurred on land that had previously been parkland. The high school brought more users to the area and created pressure for additional playing fields at Hunnewell Field. It also prompted improvements to the section of Fuller Brook east of Forest Street, which high school students used to get between home and school.

#### **4. Post-War Evolution of Parks and Recreation<sup>viii</sup>**

Post-World War II, Wellesley went through many changes that had a direct impact on its park system. The Town's increased emphasis on recreational programs and facilities, part of a national trend, diverted funds and manpower away from existing parklands. The problem was exacerbated by the fact that the park system had been neglected during the war years. The second change was the rapid post-war growth of the community. Between 1954 and 1964 alone, the population increased by more than 25% from 21,000 to 27,000. The dramatic increase in population, with a large number of young families, resulted in even greater demand for recreational services and facilities.

Hunnewell Field was one of the areas that saw the greatest changes in the post-war years. Construction of the new high school in the 1930s had already brought more pressure for recreational facilities, which accelerated after the war with a new skating pond/rink in 1950. This was followed in 1961 by filling two acres in the southern section of the park to create additional land for recreation. Additional changes were made in the early 1970s that improved the athletic fields but further altered Fuller Brook.

The post-war reorganization of Town departments reflected the changing emphasis. In 1946 the Park Commission became the Park and Recreation Commission whose responsibilities fell into two distinct categories: development and management of parklands; and recreational programs and facilities. In 1947 the office of Town Engineer was established, reflecting the importance of infrastructure in the rapidly growing community. In 1955, a Department of Public Works (DPW) was established that integrated all Town maintenance and infrastructure functions, including engineering, into a separate department. The former Parks Department became a division of the DPW. Recreation, which was concerned primarily with programs, was a separate department.

Since 1955, Wellesley's parks have been under the jurisdiction of the DPW, which is primarily concerned with maintaining the infrastructure of the Town with an engineering perspective. Responsibility for parks and trees fell under the jurisdiction of the highway superintendent. In 1976, a separate Park and Tree Division was created within the DPW with a landscape architect



as superintendent. The Park and Tree Division had responsibility for parks, recreation areas, trees and other open areas. Under this new structure, the Town tried to articulate its approach to park stewardship more clearly.

By this time administration of the Town's parkland had become increasingly complex, with multiple Town departments and boards involved, often with conflicting goals. The Wellesley Conservation Council, established in 1958, functioned as an advisory group on conservation issues and a land trust to acquire conservation land. The Conservation Commission was established in 1961 but had little authority until the passage of the Massachusetts Wetlands Protection Act in the 1970s. Civic groups also maintained a strong interest in Wellesley's parks and natural areas. Garden clubs were active, particularly with regard to beautification efforts.

Wellesley's Natural Resources Commission (NRC) was established as a Town department in 1978 to create a more comprehensive approach to management of Wellesley's parkland, particularly natural areas such as Fuller Brook. NRC's three initial sub-committees: long range planning, landscape advisory and wetlands protection, reflected its multiple missions. Under the new management structure, the Park and Tree Division of the DPW retained responsibility for park operations and maintenance policy development, implementation, while the NRC had an advisory role on natural resources and park policy.

In 1981, Wellesley celebrated its centennial with the addition of Centennial Park, a new 42-acre park on Oakland Street. By 1984 the Park and Tree Division of the DPW was responsible for 856 acres of parks, playgrounds, conservation areas, traffic islands, school grounds and approximately 4,700 street trees. At the same time that its responsibilities increased, funding for maintenance was reduced. The Park and Tree Division refined its system of seven maintenance zones to make best use of limited resources. The dialogue between the DPW and the NRC regarding park management continues today, with input from other Town departments, civic organizations and individual citizens.

## 5. Wellesley's Cultural Landscapes Today

Wellesley is a scenic community that has worked hard to retain its strong sense of place through stewardship of publicly owned landscapes, working relationships with private and institutional owners, and through the regulatory process. A critical aspect of informed stewardship is systematic identification and evaluation of areas that contribute to community character and that contain significant natural and cultural resources. The list that follows includes some of Wellesley's most significant and best known cultural landscapes. **Refer to Map 2 – Unique Features and for more information about Wellesley's Unique Historical and Cultural Resources.**

### **Hunnewell Park /Town Hall Park** (established 1887, 10.23 acres, 525 Washington St.)

Grounds surrounding Town Hall were Wellesley's first municipal park. Land and building were donated by H.H. Hunnewell, who also laid out the grounds. Significant as a designed landscape and arboretum. Town Hall listed on National Register (NRIND 04/30/1976), nomination should be revised to include landscape. A larger 26-acre area that includes Town Hall Park, the grounds of the Wellesley Free Library, the police station, Morton Park, Simons Park and Post Office Park is now referred to as Town Hall Arboretum. In 1985 there were over 550 trees of 80 different species.<sup>ix</sup>

**Hunnewell Playground/Hunnewell Field** (established 1901, 49.1 acres, including high school grounds, Washington Street between State and Rice Streets) H.H. Hunnewell donated 18 acres

as a “playground for the young and old of the Town.” Over the years the Town has added recreational facilities, and also includes World War I Memorial Grove.

**Wellesley Farms Railroad Station Landscape** (established 1880s, acquired by Town 1957, unknown acreage, Croton Street Extension): Station designed by H.H. Richardson, with the original landscape by Frederick Law Olmsted Sr. The station is listed on the National Register of Historic Places (NRIND 02/14/1986).

### **Small Parks**

- **Elm Park/Clock Tower Park** (Established 1908, 1.24 acres, Washington St. & Worcester Turnpike). Elm Park was established on site of former hotel, Clock Tower added 1928. The tower was added to National Register of Historic Places in June, 2007.
- **Shaw Common** (Established 1899, .48 acres, Laurel Avenue, Spruce Park Road). A small early park near Fuller Brook.
- **Sawyer Park** (Established 1912, 1.2 acres, Forest Street and Wellesley Avenue). A small early park near Fuller Brook.
- **Peabody Park** (Established 1912, .64 acres Abbott Road and Livermore Road). A small early park near Fuller Brook.
- **Indian Springs Park** (Established 1909, 1.25 acres, Hillside Road). Natural area along Cochituate Aqueduct near Wellesley Farms Station with historical associations.
- **Maugus Hill** (4.8 acres). Native American site and 19<sup>th</sup> century reservoir with dramatic vistas. Named for Algonquin Chief Maugus.

### **Large Municipal Parks and Other Civic Landscapes**

- **Fuller Brook Park** (Established 1899, 33.4 acres, Dover Road to Maugus Avenue). Established to improve the drainage in flood-prone areas and create parkland near the center of Town. Linear waterway park extending along Fuller Brook. Managed as a semi-natural park and as part of Wellesley’s trail system. Listed on the National Register of Historical Places in 2013, and restoration project currently underway.
- **Morses Pond** (Acquired by Town in 1920s, 140 acres, western edge of Town between Worcester and Central Streets). Pond was the site of an ice house, Boston Ice Co. (1902-1927) which sold the property to the Town. The initial beach was developed in 1934 under a Works Progress Administration grant and opened in 1935. Pumping station built for Water Department 1937 and bathhouse in 1938. Comprehensive Management Plan developed in 2005, and implementation is underway.
- **Centennial Reservation** (Acquired by the Town in 1980, 42 acres adjacent to the Mass Bay Community College and south of Maugus Hill). Fields, woods and a pond with vistas and rolling topography.

- **Boulder Brook/Rocky Ledges** Boulder Brook Reservation, Kelly Memorial Park and Rocky Ledges provide a combined 64 acres of open space with a wide diversity of habitat, flora and fauna, terrain and geological features. Boulder Brook Reservation is the largest parcel and once was part of Boulder Brook Farm. Kelly Memorial Park has playing fields, tennis courts, and a sledding hill. Rocky Ledges provides a high lookout to the south, from which you can see the Wellesley College chime tower. (15 acres, north end of Town at Weston Border). Natural upland area with dramatic regional views and adjacent to Boulder Brook Reservation.
- **Longfellow Pond/Town Forest** (145-acre site between Oakland Street and Route 9). Pond, marsh, and field located in Town Forest along Rosemary Brook. Dammed in 1815, site of 19<sup>th</sup> century mill and ice house; now used for aquifer protection and passive recreation.
- **Woodlawn Cemetery** (established 1880s, 39 acres, Brook Street near Great Plain Ave.) Wellesley's first large rural cemetery, privately owned.
- **Other Cemeteries and Burial Grounds** Small cemeteries and burial grounds associated with individual churches.
- **Urban Streetscapes** Wellesley's tree-lined streets and public spaces are an integral part of the scenic and historic character of the community. These include gateway avenues, such as Routes 9 and 16, scenic roads (Wellesley has designated seven scenic roads under state enabling legislation), and many small squares and triangles.

### Regional Parks and Landscapes

- **Charles River Reservation** (established 1890s, 72 acres, eastern border of Town) State-owned regional park. The Charles River forms the boundary of Wellesley on the northeast and southwest and is itself a significant cultural landscape feature. Includes Hemlock Gorge and Echo Bridge.
- **Elm Bank** (19<sup>th</sup> century estate, mostly in Dover, Washington Street near Natick line) Former Cheney estate now state-owned parkland and watershed land. Part is leased by Massachusetts Horticultural Society. Portion is listed on National Register (NRDIS 07/10/1987).<sup>x</sup>
- **Cochituate Aqueduct** (constructed 1846-48, 50-acre Town-owned portion) Built to transport drinking water from Lake Cochituate to Boston. The Aqueduct extends 5.2 miles from Route 9 near the Natick Town line through Wellesley to Newton and the Charles River. Listed on National Register as Cochituate Aqueduct Linear District (01/18/1990).
- **Sudbury River Aqueduct** (constructed: 1876-1877, 44 acres, runs east/west through southern part of Town): Includes Waban arches at confluence of Fuller Brook and Waban Brook. Listed on National Register as Sudbury Aqueduct Linear District (NRDIS and NRTRA 01/18/1990).

### Institutional Landscapes

- **Wellesley College Campus** (established 1875, 397-acre main campus, Central

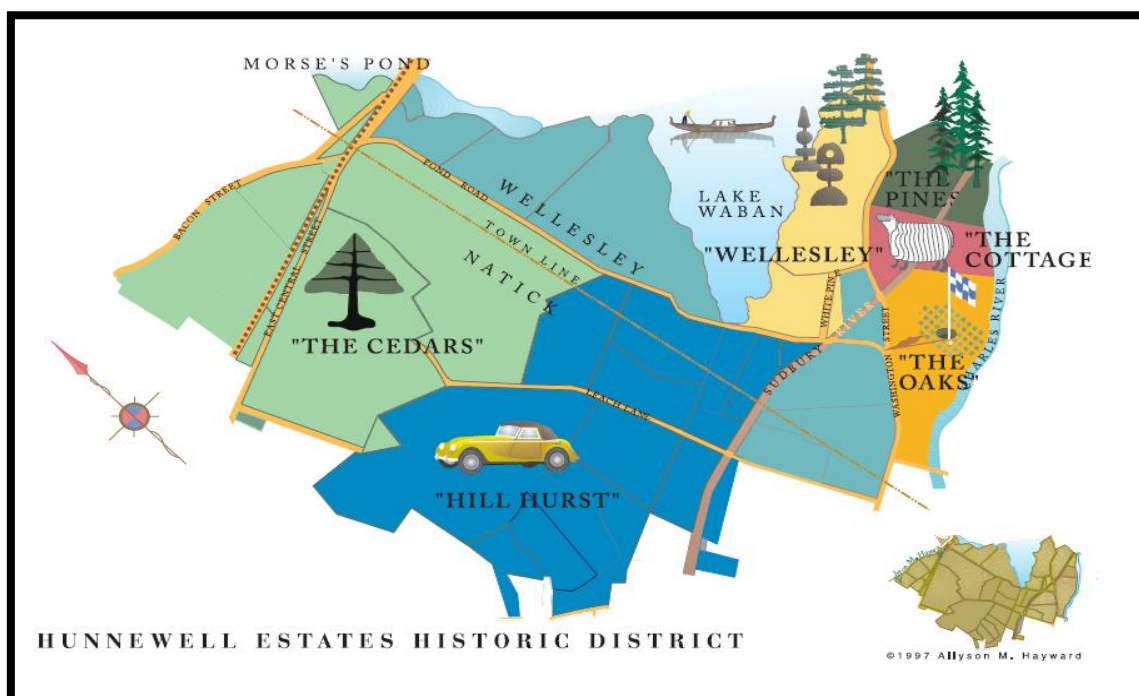
Street) A scenic site that overlooks Lake Waban on land that was previously the estate of Henry Fowle Durant. The campus, although greatly expanded, still retains much of its spacious landscaped character and has been evaluated for National Registry. The Nehoiden Golf Course, which is owned by Wellesley College, abuts Fuller Brook Park to the west. A 2.5 mile walking trail circles the pond.

- **Dana Hall School** (established: 1881, 50 acres, Grove Street) Established 1881 as a preparatory school for Wellesley College. Abuts Fuller Brook Park at Grove Street.
- **Tenacre Country Day School** (established 1910, 14.5 acres, Grove Street) Private school initially part of Dana Hall School.
- **Babson College** (established 1923, 169.5 acres, Wellesley Avenue and Forest Street) Campus includes former Convalescent Home on Forest Street, begun in 1879 as part of Children's Hospital, provided care and fresh air for children suffering from TB and other diseases including polio. Babson campus also includes former Channing Sanitarium on Wellesley Avenue, which was a private hospital for patients with "mental and nervous ailments."
- **Massachusetts Bay Community College** (Established in 1961, 47 acres, 50 Oakland Street) The Wellesley campus is a commuter school for more than 5,000 students per term.
- **Wellesley Country Club** (established: 1910, 137 acres, Forest Street) Site of former Town poor farm. Historic main building, which was demolished to accommodate the new club house, was the site of Wellesley's incorporation signing. Leased by Country Club in 1910. Sixty-six acres became a golf course and the former almshouse became the clubhouse. A nine-hole course, two tennis courts and a croquet area were built. The property was purchased from the Town in 1921. Additional land purchased in the 1960s.

## **Residences and Suburban Neighborhoods**

- **Hunnewell Estates Historic District** (late 19<sup>th</sup> century estates, Washington Street and Pond Road. Note: district extends into Natick.) Includes H.H. Hunnewell's home "Wellesley." Pinetum and Topiary Garden are under conservation restriction. District also includes The Oaks (1871) designed by Henry Hunnewell of Shaw and Hunnewell for Arthur Hunnewell (H.H.'s son) and his wife. Six-hole golf course added in 1892, the first documented course in New England. Listed on National Register (NRDIS 04/14/1988).<sup>xi</sup>

Figure 1: Hunnewell Estates Historic District<sup>xii</sup>



- **Cottage Street Local Historic District** (late 19<sup>th</sup> century residential district, Cottage Street, Weston Road, Waban and Abbott Streets) Local historic district (LHD 04/21/1980).
- **W. E. Baker Estate (Ridge Hill Farms)** Former 19<sup>th</sup> century estate and amusement park between Grove Street and the Charles River near the Needham line that once had elaborate gardens. Area west of Sabrina Lake now Guernsey Sanctuary and Susan Lee Memorial Sanctuary owned by Wellesley Conservation Council, Inc.

A 1990 historic survey of residential areas in Town, covering only the period since the Town's incorporation in 1881, recommended eight areas for nomination to the National Register of Historic Places:

- **Belvedere Estates** (Period of significance 1896 – ca. 1930). Individually eligible properties: 5. Property off Abbott Road was originally owned by Judge Josiah G. Abbott who purchased 100 acres in 1863. After his death 55 acres became prime residential land. In 1903 was laid out as residential subdivision by the Olmsted Brothers, with the area known as Belvedere.
- **Albion Clapp's Cliff Road/Old Cliff Estates** (Period of significance: 1860s – 1930s). Individually eligible properties: 7. Former Cliff Road estate of prominent early Wellesley citizen and developer.
- **College Heights/Curve Street Area** (Period of significance: mid-1870s – 1930s). Individually eligible properties: 3. Residential neighborhood near Wellesley College.
- **Dana Hall Area/Elmdale Park** (Period of significance: 1905 – 1936). Individually eligible properties: 1. Residential neighborhood near Dana Hall School.







- **Glen Road Area/Riverdale** (Period of significance: ca. 1914 – 1925). Individually eligible properties: 0. Residential neighborhood in Wellesley Farms area at northern edge of Town.
- **Cedar Street and River Ridge** (Period of significance: 1880s – 1910s). Individually eligible properties: 0. Residential area in eastern section of Town.
- **Cliff Estates** (period of significance: 1929 – ca. 1940). Individually eligible properties: 1.
- **Wellesley Gardens and Sunny Acres** (Period of significance: 1920s). Individually eligible properties: 0.
- **Indian Springs Neighborhood** (Established 1909, 1.25 acres, Hillside Road) Natural area along Cochituate Aqueduct near Wellesley Farms Station with historical associations.

## 6. Wellesley Timeline

The area's first known inhabitants were the Massachusetts, an Algonquin tribe that used Maugus Hill for signal fires and had hunting and fishing camps along the Charles River.

**Table 1: Wellesley Timeline 1881-Present**

<b>1881</b>	Wellesley incorporates as an independent Town
<b>1883</b>	Town water is introduced
<b>1887</b>	First concrete sidewalks installed Horatio Hollis Hunnewell deeds Town Hall & Library to Town Fire Department organized
<b>1892</b>	First electric lights installed First "Watchmen" (to become Police) are appointed
<b>1894</b>	First telephone exchange set up in Wellesley Hills
<b>1903</b>	Street trolleys open part of Boston & Worcester Railway
<b>1910</b>	Town Farm and the alms house, become the Wellesley Country Club
<b>1919</b>	Babson Institute established, including Babson Reports and Babson College
<b>1925</b>	Wellesley Historical Society is founded
<b>1933</b>	Present Route 9 is built
<b>1943</b>	World War II Memorial at Town Hall is dedicated
<b>1952</b>	New dedication of stone WWII Memorial
<b>1956</b>	Town Forest established at Rosemary Brook
<b>1958</b>	Wellesley Conservation Council, Inc established as a land trust (qualifying 501c3)
<b>1961</b>	Massachusetts Bay Community College opens as a commuter college
<b>1966</b>	Boulder Brook Reservation created
<b>1971</b>	Carisbrooke Reservation created
<b>1976</b>	Town Hall placed on the National Register of Historic Places

<b>1977</b>	Wellesley's First Comprehensive Open Space Plan completed
<b>1978</b>	Overbrook Reservation created Wellesley Conservation Council formed by concerned citizens Natural Resources Commission (NRC) created to coordinate open space management functions
<b>1981</b>	Wellesley Centennial Year Centennial Park Dedicated Proposition 2 ½ becomes law Brookside Community Gardens established
<b>1983</b>	Conservation Restriction (CR) on Hurd Brook Nature Trail
<b>1984</b>	Mary Hunnewell Fyffe Footbridge opens in Lower Falls
<b>1985</b>	Underground Fuel Storage Regulations adopted
<b>1986</b>	Finlay Fishway in Lower Falls dedicated Wellesley Farms Station becomes National Historic Site
<b>1987</b>	Charles River Reservation adds Bunker Estate bird sanctuary Town Hall first major renovation completed Water Supply Protection Zoning Bylaw adopted Cordingly Fishway opens
<b>1988</b>	Carisbrooke Reservation brook and pond restored Beebe, Brown, Perrin, Phillips and Warren school lands become parklands The Red Oak designated official Town tree Additional Conservation Restriction given to Hunnewell Pinetum
<b>1989</b>	Bezanson Pond at Centennial Park named for former Town Engineer Henry Bezanson Two parcels at Farms Station, along Squirrel Road, designated conservation land Tot lots renovated at Brown, Perrin, Phillips and Warren Parks War II Memorial at Town Hall landscaped and repaired Basketball courts at Hunnewell Field open
<b>1990</b>	River Street Park completes Lower Falls Project
<b>1992</b>	Hannah Embree gifts wetlands on Fuller Brook Pesticide Study Committee forms
<b>1993</b>	Louisa Hunnewell Von Clemm places CR on 11.1 acres on Pond Road
<b>1994</b>	Wellesley Trails Committee forms as subcommittee of NRC Baird Marsh, or Guiney Swamp, becomes conservation land Walter Hunnewell grants CR on Topiary Garden
<b>1997</b>	Playing Fields Task Force established as subcommittee of NRC



<b>1998</b>	<p>Youth Commission established</p> <p>Stormwater Management Plan completed</p> <p>Town Meeting endorses NRC Pond Restoration Master Plan</p> <p>Hunnewell family grants CR on 25 acres bordering Lake Waban</p> <p>CR on 8 acres bordering Sun Life Corp. off Rt. 9 East</p>
<b>1999</b>	<p>Reeds Pond restoration and dredging completed</p> <p>Crosstown Trail defined</p> <p>CR covers 6 acres abutting Hunnewell farm on Rt. 16</p>
<b>2000</b>	<p>Morgan Palmer grants CR on 6 acres near Lake Waban</p> <p>Crosstown, Longfellow Pond, Centennial Reservation trail systems established</p>
<b>2001</b>	<p>Charles River Path and Boulder Brook Path developed</p> <p>Bezanson Pond in Centennial Park restoration completed</p>
<b>2002</b>	<p>Community Preservation Act approved at 1% tax</p> <p>Local Wetlands Protection Bylaw adopted</p> <p>Warren Building remodeled for Recreation and Health Department offices</p> <p>Francis Williams grants CR on 9 acres by Charles River</p> <p>119 Cliff Road acquired as parkland</p>
<b>2003</b>	<p>Rockridge Pond restoration and dredging completed</p> <p>Wellesley College starts Paintshop Pond remediation project</p> <p>Family of Jane Hunnewell Greene grants CR for 7.3 acres on Pond Road</p> <p>CR on wetlands on Edgemoor Terrace and Rockridge Pond</p> <p>New playgrounds installed at Warren, Phillips, and Ouellet Parks</p>
<b>2004</b>	<p><b>Town Meeting votes to protect Centennial Park as Conservation Land</b></p> <p><b>Study on Management of Morses Pond</b></p> <p><b>Conservation land is donated at 3 Burnett Lane</b></p> <p>NRC initiates Fuller Brook Park Restoration Master Plan</p> <p>NRC formally dedicates 119 Cliff Road as parkland</p> <p>NRC approves 62 Pond Road CR to protect Open Space</p> <p>NRC sponsors Open Space and Recreation Plan Public Workshop</p> <p>NRC holds <b>Annual Earth Day Clean-Up along Charles River</b></p> <p><b>Two new footbridges constructed at Rockridge Pond by Trails Committee and Boy Scouts</b></p> <p><b>A new trail developed along the north side of Rockridge Pond to connect to Cliff Road</b></p> <p><b>The NRC approves location and design for community bandstand in Simons Park, but project never realized.</b></p>

2005	<p>NRC undertakes effort to preserve open space at MassBay Community College  <b>New CR for 8.7 acres of open space at 866 Washington Street through Francis Williams</b>  <b>New CR for 11,000 sq. ft. of land acquired at 144 Glen Road</b>  <b>New CR acquired for 1.2-acres of land at 27 Livingston Road</b>  Hunnewell Field Tot Lot renovated  Crosstown Trail rerouted to improve trail linkage  Landscape improvements installed at Clock Tower Park including perimeter fencing  Sprague Clock Tower Illuminated with funding from Rotary Club  NRC Approves Integrated Pest management Policy  Dedication of Arnold Wakelin (long time Executive Director) Town Hall Memorial Drive  Conservation Restriction Granted at 144 Glen Street  Centennial Park designation change to a Reservation and protected as conservation land  Elm Park renamed as Clock Tower Park  Organic Treatment of Town trees to control winter moth begins  Morses Pond Comprehensive Management Plan Completed  NRC votes to deny use of herbicides in Morses Pond to control invasive vegetation  Hunnewell Family adds 22 acres of protected open space to existing CR at 848 Washington St.</p>
2006	<p>Implementation of the Comprehensive Management Plan for Morses Pond begins  Planning Board completes Comprehensive Plan Update  Linden Street development breaks ground  NRC adopts formal land encroachment correction policy and procedures  NRC meets with Wellesley Country Club re: Pesticide Use Reduction and development of a Integrated Pest Management Turf Plan  Centennial Reservation rededication and 25<sup>th</sup> Anniversary Celebration  NRC approves temporary lights for a one-night High School football game at Hunnewell Field  Town Hall Duck Pond Dredging Project completed  Wellesley Little League's Reidy Field Improvement Project reconstruction started  <b>Comprehensive Management Plan for Morses Pond starts implementation.</b>  Planning Board completes Comprehensive Plan. Linden Street development breaks ground</p>
2007	<p>Town Hall Entrance Drive and Walkway Safety Improvement Project completed  Sun Life grants CR protecting open space at 96 Worcester Street/Dearborn Street  Reidy Field Improvement and Lighting Project completed by Wellesley Little League  NRC organizes a "Wellesley Goes Green" Organic Lawn and Sustainability Public Forum  NRC Collaborates with Board of Health on "Healthy Living" grant program  NRC and State approves 19 Clovelly Road and Martin Road land exchanges  NRC approves Citibank gift of temporary ice skating rink by Warren Recreation Building</p>



<b>2008</b>	Morses Pond Phosphorus Inactivation System begins implementation Gift of conservation land granted to NRC by developer of Burnett Lane Brown Playground Improvement Project Completed NRC Approves Town-Wide Naming of Public Assets Policy for Land and Gifts
<b>2009</b>	Fuller Brook Park Preservation Master Plan completed including Cultural Landscape Report; <i>Halvorson Design Partnership</i> Sprague Athletics Field Complex Reconstruction Project completed with new artificial fields
<b>2010</b>	First permanent public art installation - sculpture in Central Park by Wellesley House & Garden NRC initiates “Green Wellesley Campaign” to promote community sustainability efforts NRC participates in Metrowest Regional Collaborative Open Space Connectivity Plan
<b>2011</b>	Fuller Brook Park approved for placement on the National Register of Historic Places Fuller Brook Park Preservation Project Phase 2 Preliminary Design Effort completed Brookside Avenue designated a Scenic Road NRC approves Town-wide Encroachment Correction policy and procedures 27 Washington St./Charles River CR granted to NRC
<b>2012</b>	Lower Falls/DCR Charles River Park Bridge Improvement Project completed Centennial Reservation Winter Moth research project initiated by U.S. Forest Service, UMASS Forestry Extension and Mass. Dept. of Conservation and Recreation
<b>2013</b>	Fuller Brook Park Preservation Project Phase 3 Final Design and Permitting completed Morses Pond Dredging Project completed
<b>2014</b>	Fuller Brook Park Preservation Project funding approved and implementation begins Catholic Archdiocese sale of St. James Property/900 Worcester Street to Town for Recreational Facilities (hockey rink, swimming pool and playing field) approved
<b>2015</b>	Wellesley College sale of “North 40” land to Town approved by voters

## C. Population Characteristics

### 1. Population Trends

Wellesley is a stable community that is experiencing little population growth. Like many suburban towns, Wellesley grew rapidly during the generation after World War II with the Town’s population increasing by 85 percent between 1940 and 1970. From its peak population in 1970 of 28,051 the Town’s population has declined somewhat, but seems to be stabilizing around 27,000.

An examination of the Town’s age composition over the years suggests several trends. As the Baby Boom children had their own children, the number of children under 18 has risen. Over the last decade, the under-five population shrunk 20% percent but the age 5 to 17 populations grew 26 percent. These demographics help explain the increased use of the town’s recreation fields, as well as the growing interest in trails and other forms of “passive” recreation.

## 2. Population Density

According to the Massachusetts DHCD Community Profile for Wellesley, the total area is 10.49 sq. miles; total land area is 10.18 sq. miles; population is 27,982; resulting in a population density of 2,748 people per sq. mile at the time of the last census.

**Table 2: Wellesley Age Composition 2000-2010**

<b>Population by Age</b>	<b>Count 2010</b>	<b>% 2010</b>	<b>Count 2000</b>	<b>% 2000</b>	<b>Change '00-'10</b>	<b>% Change '00-'10</b>
Persons 0-4 years	1,570	5.61%	1,957	7.35%	<b>-387</b>	<b>-19.78%</b>
Persons 5-17 years	5,962	21.31%	4,727	17.74%	<b>1235</b>	<b>26.13%</b>
Persons 18-64 years	16,585	59.27%	16,247	60.98%	<b>338</b>	<b>2.08%</b>
Persons 65 years +	3,865	13.81%	3,711	13.93%	<b>154</b>	<b>4.15%</b>

## 3. Employment Trends

The demographic changes that have occurred over the past decades can be seen most clearly in the occupational data. Wellesley is a town primarily made up of professionals and managers, but the number of people working in other types of jobs has dropped dramatically. Between 1980 and 1990, the number of Wellesley residents who worked in clerical, manufacturing, service and other non-professional/non-management positions dropped from 4,593 to 3,611 while the number of professionals/managers rose from 12,794 to 13,374. The most recent employment data from the *2008-2012 American Community Survey* suggests that 66% of the civilian employed population in Wellesley is in management, business, science, and arts occupations, followed by 22% employed in sales or office occupations. These shifts reflect background changes in the economy and society in general.

Wellesley's employers contribute to the Town's open space in a number of ways. The most significant contributions are the extensive landscaped campuses – Wellesley College, Babson College, Massachusetts Bay Community College, Dana Hall School and Tenacre Country Day School. Local employers also contribute to open space in Wellesley by assisting with the maintenance of nearby parks. The DCR parks at Benjamin Mills and River Street are two examples where abutting commercial landowners do daily light maintenance of public lands.

## 4. Family Income

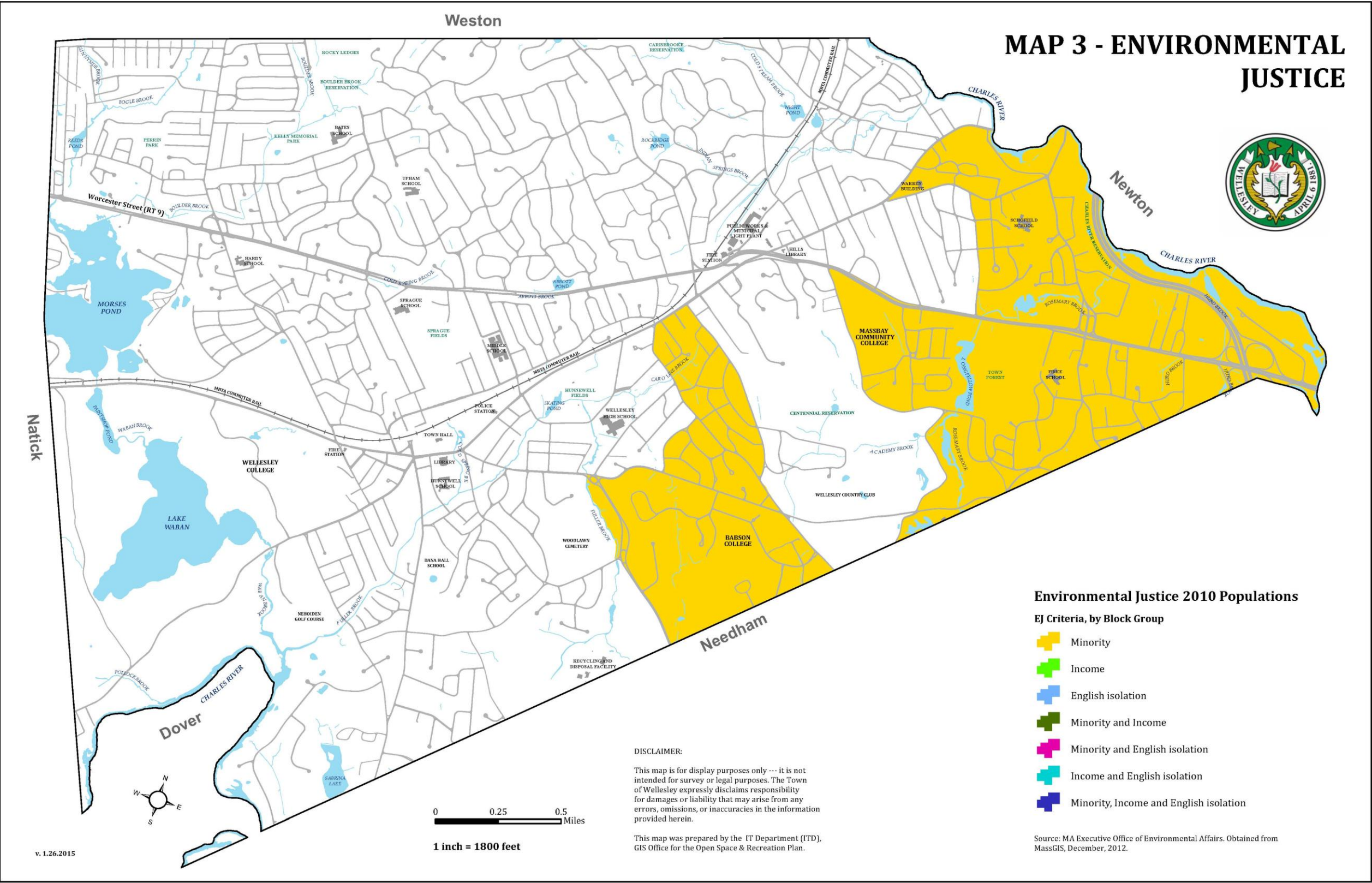
Wellesley's median household income of \$155,000 as reported in the *2008-2012 American Community Survey estimates* is 84 percent higher than Norfolk County's median of \$84,087 and 132 percent higher than the statewide median of \$66,658. Nearly two-thirds of Wellesley's households have incomes of \$100,000 or more. At the same time 17 percent of the town's households have incomes under \$50,000. 2 percent of Wellesley families fall below the poverty level, compared to 2.9 percent for Norfolk County and 6.4 percent for Massachusetts. The number of individuals in households with incomes below the poverty level total 3.4 percent, compared to 4.6 percent for Norfolk County and 11 percent for Massachusetts.

## 5. Environmental Justice Populations

As noted in **Map 3 – Environmental Justice Areas**, Wellesley currently has 3 Environmental Justice Communities (one in central Wellesley south of Route 9 and 2 adjacent segments in

eastern Wellesley along the Charles River dissected by route 9) identified under the Executive Office of Energy and Environmental Affairs' (EEA) Environmental Justice (EJ) Policy (See Map 2). These 3 block groups meet the Environmental Justice neighborhoods criteria under the  $\geq 25\%$  minority designation. These Environmental Justice block groups constitute 13.0% of the total number of block groups in the Town and 19.8% of the Town's population.

The Town of Wellesley agrees with the principle that all people have a right to be protected from environmental pollution, and to live in and enjoy a clean and healthful environment. Following







EEA recommendations, wherever possible, Wellesley is working to increase environmental assets in EJ communities to improve public health and achieve environmental equity through expansion of tree canopies in urban areas and advancement of urban land conservation, which is a key component in the creation of new parks, trails, urban wilds, and gardens, particularly in EJ neighborhoods. This subject is described further in the environmental challenges section G of chapter 4.

## 6. Implications for Open Space and Recreational Planning

The demographics of a population shape the demand for open space and recreational facilities. The challenges that Wellesley faces are not the result of population growth, however, there may be changes to the demographic composition that the Town should consider in planning for the future.

Playing fields in Wellesley have seen an increase in use in recent years. This situation reflects changing preferences and activity patterns, such as the increased popularity of youth soccer and lacrosse, relative to other field sports, and children playing multiple sports. A report from the Wellesley Playing Fields task force describes the situation as follows:

*Over the years the number of sports activities and participants has grown in Wellesley while the number of athletic fields available to support activities has not. In particular, participation in two of the four major sports that require rectangular fields has grown meaningfully over the past six years. The population of Wellesley since 1960 has ranged from a low of 26,071 in 1960 to a high of 28,051 in 1970. While there have been fluctuations in the distribution of the age groups over the years the total population has not fluctuated by more than 7.6% over the last 50 years (see table below). However, the number of children participating in certain youth sports that utilize rectangular fields has grown significantly in the last 10 years. For example the youth lacrosse program had 10 teams in 2000, 24 teams in 2008 and 34 teams in 2014, a 240% increase in the number of teams since 2000. In addition, many more children are participating in athletic activities at early ages and several sports have become multi-seasonal in the last decade or so*

*Maintenance of the grass and turf fields is performed by the Department of Public Works Park and Tree Division. Due to the current level of sports participation and the shortage of available fields, particularly for the youth soccer program, tremendous stress has been put on many of the existing fields from overuse (e.g. high school stadium field, Hunnewell multipurpose field, Sprague Field 1, Sprague Field 4). The high demand for use of these fields makes it difficult to “rest” the fields during ideal growing seasons (fall and spring). This can result in degradation of the surface quality with the development of unstable, loose or uneven areas leading to divots and pot-holes resulting in twisting or trip hazards that could cause injury to the participants.*

*Open space used for active recreational programs totals approximately 225 acres of Town-owned land. Some of this land is attached to schools and includes school playgrounds and playing fields. As is the case in many communities, demand for athletic fields is growing as sports programs increase resulting in the need for expanded fields year-round. The Town has a limited number of fields and good turf management requires that they be “rested” to keep them from being overused.”*



*The shortage of playing fields and overuse of fields is not new to Wellesley and continues to be an issue today. With the possible purchase of the North 40 the town has an opportunity to address some of the playing field needs. Based on the number of current sports, leagues, participants and playing seasons for field based sports in Wellesley, the existing shortage of rectangular fields, the limited ability to fully utilize the High School Stadium field due to its condition and the inability to properly “rest” a number of fields which could lead to future harm to those fields, the PFTF has estimated that three additional full size rectangular multipurpose, synthetic turf fields are needed to alleviate the existing shortage. Lighting the fields would likely reduce the need from three to two fields. The additional fields would meet the immediate demand, reduce scheduling conflicts, reduce grass field overuse and eliminate the dependency on the Elm Bank Reservation fields. Finally, adding a “bubble” to one or more of the fields would create additional capacity to utilize the fields for indoor sports during the winter.*

Another shift with far-reaching implications for recreational planning is the increase in walking, running and cycling as Americans become aware of the health and environmental benefits of these activities. When combined with the fact that adults make up an increasing proportion of Wellesley's population, this trend will probably translate into a greater demand for passive recreation such as trails, off-street walking and biking paths. Wellesley is responding to these changing conditions with an on-going effort to promote the development of a network of bicycle paths and walking trails, to supplement existing facilities and routes.

## **E. Growth and Development Patterns**

### **1. Patterns and Trends**

Wellesley has a long history of open space protection. In 1899, Town Meeting appropriated \$25,000 to acquire and develop land along Fuller Brook as a parkway, which would, they said, continually increase in importance and add to the value of real estate throughout Town.

During this time of land preservation, development in the Town also flourished. High growth rates prompted the adoption of the first Building Law in 1912, the first town in Massachusetts to do so. Continued growth soon made the Building Law inadequate, so in 1926 the Town adopted additional Zoning Bylaws, which as amended, have shaped the Town's growth for 80 years.

Before World War II, the Town still contained considerable undeveloped land, but after the war, the residential building boom resumed. Commercial development was spurred by the construction of Route 128 in 1956. Between 1951 and 1980, approximately 350 acres of farmland and 855 acres of woodland were converted to residential and commercial uses. In the 1970's, the last commercial greenhouses became Louis Drive; and in 1985, subdivision of the Lambert Farm ended the era of market farming. Thus, within the recent past, Wellesley changed from rural to suburban. The Hunnewell family farm on Rt. 16 near the Natick town line is the Town's only remaining working farm and many of its acres are protected from development under a conservation restriction.

### **2. Development Trends**

Single-family residential development in Wellesley is limited to very rare small subdivisions when an estate or institutional property is sold, infill on a few build-able vacant lots, and tear-down and replacement construction, which are by far the most common. Commercial development is also not very common, but there are redevelopment opportunities in a number of the Town's commercial districts, particularly those areas that have been built for a more suburban, car-oriented character. The development project completed at the Linden Street

commercial district is an example of such a new development that the Town actively considered in the last Comprehensive Plan.

### **Current Land Use**

As noted in **Map 4 - Zoning**, over half of Wellesley's land is used for residential purposes. Another 36 percent is in various tax-exempt land use categories, including churches, cemeteries, nonprofits, schools and colleges, and government-owned property. Commercial and industrial land uses occupy less than 5 percent of the land. A few mixed-use properties are included in these categories, but they represent the fundamental distribution of land uses in Wellesley. Land use, of course, is not the same thing as zoning and, like all communities, Wellesley has some properties whose use does not conform to zoning. For the most part, however, the overall distribution of land uses throughout the town is not likely to change significantly. Significant new development to Wellesley could occur in specific areas, but the likelihood of such change is relatively remote, with the following exceptions:

**Educational Land Uses:** If the colleges or Dana Hall were ever to sell off large areas of land, they would have to be rezoned for non-educational uses before a private owner could develop them. As a state-owned property, Mass Bay Community College is probably the most likely to be considered for land sales. In December 2014, Town of Wellesley Board of Selectmen signed a purchase and sale agreement for a 46-acre parcel owned by Wellesley College, known as the North 40. Details of that property are described in Chapter 7, section I.

**Country Club:** Unlike the educational institutions, the country club is zoned for residential use. There is no reason to believe that the land will not continue as a golf course and country club. It currently is under a State Chapter 61 tax status that gives the Town the right of first refusal should it ever be sold.

**Mixed Uses:** Although there are some mixed-use buildings in Wellesley today, many of the community's goals for change focus attention on promoting residential uses along with retail and services in Wellesley's commercial districts.

## **3. Infrastructure**

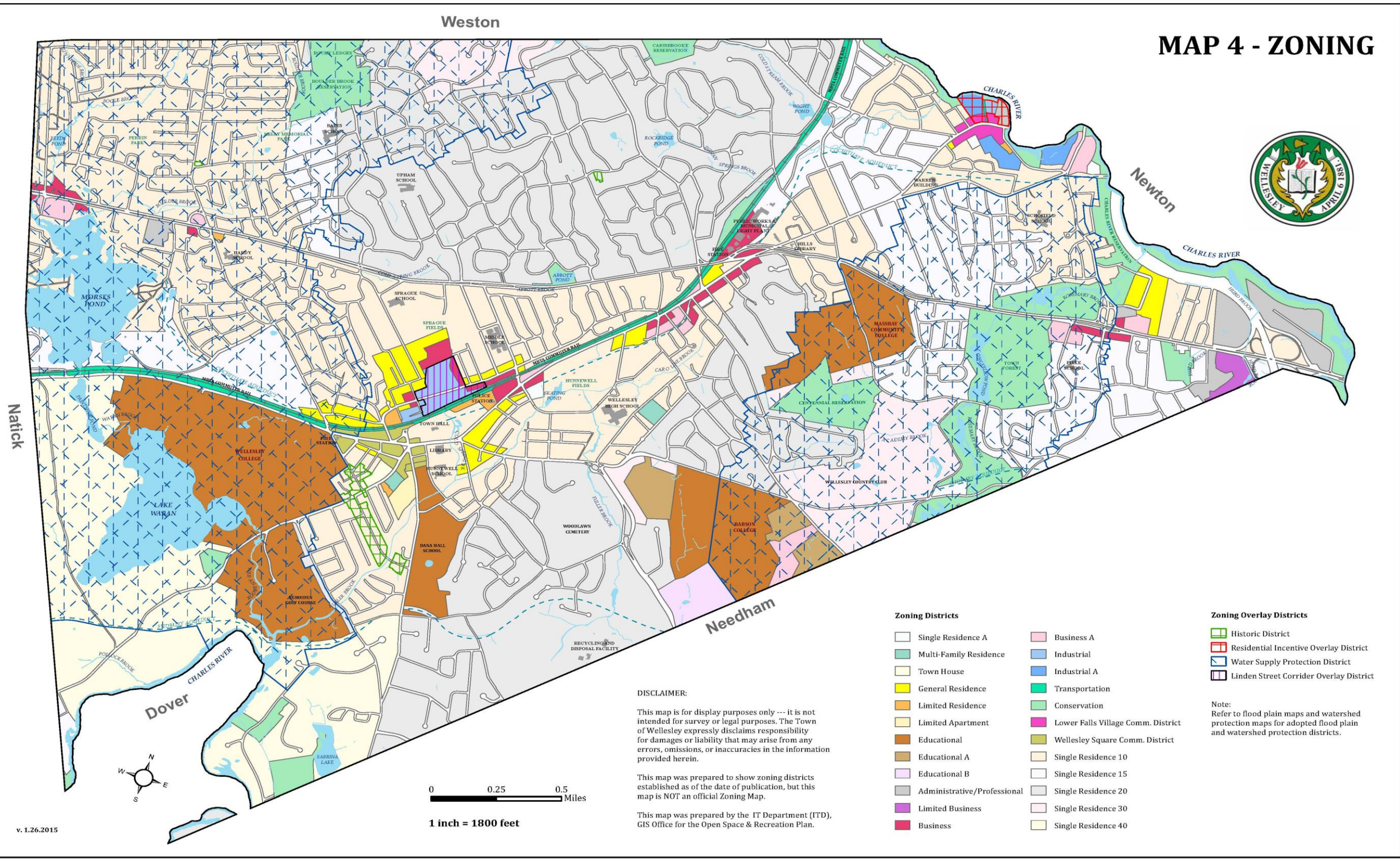
### **Transportation System**

The Town of Wellesley has an intricate network of transportation modes including limited access highway (Interstate Route 95 and State Route 128), arterial systems (Routes 9, Route 16, and Route 135), local streets and the Massachusetts Bay Transportation Authority (MBTA) rail system. Interstate Routes 95 (State Route 128) and 495 divide the region into transportation corridors connected by numerous "spokes" providing access to Worcester (28 miles), Boston (13 miles) and Providence, R.I. (39 miles), numerous inter-state train and bus facilities, and six airports within 60 miles (Boston, Manchester, N.H., Bedford, Worcester, Providence, and Norwood).

The major implications of this transportation network have been to require the town to pursue consistent land use policies in the corridors to prevent strip commercial development. These policies have been successful and in combination with consistent, heavy landscaping and urban design control, Wellesley's arterial corridors have parkway characteristics. As a nearly built-out suburban town with significant employment base, Wellesley has a transportation system that experiences considerable strains. Transportation issues include; peak hour traffic congestion, continued background traffic in the region as a whole, school-related traffic, and cut-through traffic on local streets.

The geographic expansion of the metropolitan area during the past 20 years has made towns like Wellesley very desirable. In addition, there has been an increasing attractiveness of many of these suburbs for commercial development as well, thereby generating travel demand simultaneously in both directions through the town. For example, over 100,000 vehicles enter Wellesley on all routes during the evening peak hour (including Route 95/128), although at least half of these vehicles are traveling through Wellesley to other destinations.









Public transit service in Wellesley is limited to the MBTA commuter rail and one main bus route and bus service for senior residents and handicapped persons. All of the MBTA commuter lots are heavily utilized.

The three MBTA commuter rail stations on the Framingham/Worcester line in Town are:

- The Wellesley Farms station
- The Wellesley Hills station
- The Wellesley Square station

### **Wellesley's Trail System**

Wellesley has an extensive system of trails and paths. The Town has a total of 43 miles of trails of which 26-miles are marked trails that provide woodland hiking routes in conservation and park areas and inter-connecting paths. These paths link different parts of Wellesley through open space and on-street routes and provide pedestrian transportation alternatives.

In 1993, the Natural Resources Commission established a special committee, known as the "Bikeways and Walkways Study Committee", devoted to "planning trails for the 90's and beyond" throughout the community. Their study set the ground work for development of a trails network, and in 1996 a plan was developed for the Crosstown Trail to provide east-west connectivity and resulted in the construction of a demonstration trail along the Cochituate Aqueduct between Woodlawn Avenue and the Schofield School. This new trail was immediately embraced by the Town residents and there was enthusiastic support from Town Meeting to complete the trails network. The network grew to a combination of five interconnecting trails between open space areas and nine woodland trails in conservation land. The town was also instrumental in developing a 6-town, 16-mile regional trail, the Charles River Link, which connects the Bay Circuit Trail in Medfield to the Charles River in Newton.

Recently a new trail system link has been developed by the Town along the Charles River at 27 Washington Street, the former Grossman's site. It is a former Railroad Right-of-Way from Washington Street, and crosses a DCR renovated bridge over the Charles to provide walkers and bicyclists access to Newton and ultimately to the Riverside MBTA station. Wellesley has also been working with the MWRA and MAPC on the MetroWest Aqueduct Trail network along the Sudbury and Cochituate Aqueducts. The Town has signed an 8(m) permit with the MWRA for trail access, has marked the aqueduct trails in Town, and is assisting the MWRA in finalizing trail access along the Sudbury Aqueduct through the Wellesley Country Club and golf course and Needham to complete this trail section.

Wellesley has an extensive system of trails and paths. The nearly 26-miles of trails provide woodland hiking routes in conservation and park areas. These paths link different parts of Wellesley through open space and on-street routes and provide crucial pedestrian transportation alternatives.

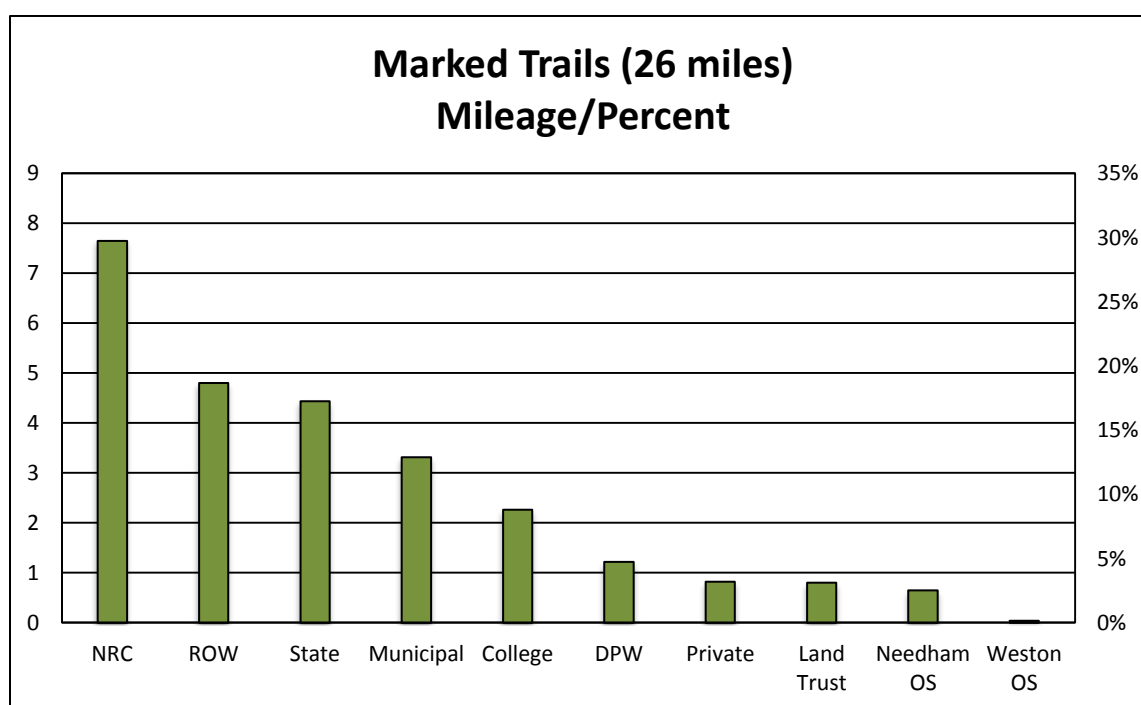
In 2000 and 2001, five new trails were defined to complement the Fuller Brook Path and the Crosstown Trail: *Sudbury Path*, following the Sudbury aqueduct from the Needham line near Hunnewell Street to Dover Road at Nehoiden Golf Club, *Cochituate Path* from Weston Road to Woodlawn Avenue, *Charles River Path* from 27 Washington Street to the *Sudbury Path* near Rosemary Brook linking Ouellet Park and Longfellow Pond along its route, *Waban Path* from Guernsey Sanctuary to Waban Arches, and the *Boulder Brook Path* from Elmwood Road to the



Rock Ledges at the Weston town line. During this period, three new bridges, along the *Boulder Brook Path*, the *Guernsey Path* and the *Caroline Brook Path*, were built that significantly extend the usability of those trails.

Continued development of the trails system also involved filling in missing links and building connections with open spaces and trails in contiguous communities. Missing links often cross through land not owned by Wellesley, and these projects require coordination among multiple parties including the MWRA, the MDC, Babson, Olin, and Wellesley Colleges, and the Needham and Newton Conservation Councils. The newest trail system addition is along the Charles River at 27 Washington Street, the former Grossman's site. A former Railroad Right-of-Way from Washington Street, crossing a bridge into Newton now provides an opportunity for walkers and bicyclists that had not been accessible to them before.

**Figure 2: Wellesley Trails**



NRC: Conservation Land, Parkland, Playing Fields, Beach

ROW: Roadways, Sidewalks, Shoulders

State: DCR, MWRA, MassBay Community College

Municipal: Cochituate Aqueduct, Lower Falls Riverway, MLP

Colleges: Wellesley, Babson, Olin, Nehoiden Golf Course

DPW: Water Department, Utility

Private: Waterstone, Wellesley Country Club, Homeowners Trust, Sisters of Charity, Residential

Land Trust: Wellesley Conservation Council

Needham OS: Ridge Hill Reservation

Weston OS: George & Nancy Bates Woods

### **Bicycle and Pedestrian Planning**

The Town of Wellesley has a significant number of high-visibility crosswalks and wide sidewalks throughout the downtown. Although slated for removal many of these crossings were designed with brick pavers to emphasize the crosswalks for motorists. Several pedestrian crosswalks are signalized in Wellesley and include high-visibility fluorescent signage to indicate the crosswalk

locations.

Wellesley does not have continuous sidewalks on all streets, which means that pedestrians in some areas are forced to walk in the road. Many types of new developments in Wellesley are required to install sidewalks or bring existing ones up to a good condition. Residents in some locations have resisted the installation of sidewalks because they feel they detract from the semi-rural character that they prefer. Alternatives could include pathways of stone dust or another soft surface to provide a safe walking area for pedestrians.

Bicycle paths in Town are primarily off road paved and gravel paths. Off-road paths include the Fuller Brook Park path, Sudbury Aqueduct, and the Crosstown Trail. These trails connect and cross a signalized intersection at Washington Street. The town lacks a formal bicycle plan, but intends to pursue development of a future plan for on and off street bike routes by the Town's Bike Safety Committee.

### Public Water Supply System

Wellesley's local water supply consists of nine wells located within the Town. Three wells are located near Morse's Pond, ranging in depth from 47-56 feet. The four remaining wells are located near Rosemary Brook, which range in depth from 40-53 feet. The water pumped from these wells is treated by Wellesley's three corrosive control and iron/manganese removal treatment facilities. In communities like Wellesley, the greatest threat to water quality is non-point source pollution. This type of pollution does not come from a specific "point" like a factory; instead, it enters the water system at many locations through stormwater runoff. This runoff contains oil, grease, fertilizers, pesticides, and other pollutants.

There are about 140 miles of street mains that distribute water throughout the town. This distribution system also includes two large storage facilities that have a capacity of nearly six million gallons. Due to the configuration of the distribution mains and the storage facilities, water from any given supply source has the capability of reaching any point within the town. The EPA requires that the Town test for over 120 contaminants. MWRA found only those listed here. All of these levels were below EPA's Maximum Contaminant Levels (MCL).

**Table 3: Wellesley Water Test Results: 2013<sup>xiii</sup>**

Compound	Units	(MCL) Highest Level Allowed	(We Found) Detected Level - Average	Range of Detections	(MCLG) Ideal Goal	Violation	How it Gets into the Water
Barium	ppm	2	0.008	0.007-0.009	2	No	Common mineral in Nature
mon-Chloramine	ppm	4 - MRDL	1.8	0.01-4.0	4- MRDLG	No	Water disinfectant
Fluoride	ppm	4	1.04	0.37-1.1	4	No	Additive for dental health
Nitrate^	ppm	10	0.08	0.01-0.08	10	No	Atmospheric deposition
Nitrite^	ppm	1	0.005	ND-0.005	1	No	Byproduct of water disinfection
Total Trihalomethanes	ppb	80	10.1	3.0-13.9	ns	No	Byproduct of water disinfection
Haloacetic Acides - 5	ppb	60	9	1.4-13.2	ns	No	Byproduct of water disinfection
Total Coliform	n/a	5%	0.5% (Nov)	ND-0.5%	0	No	Naturally present in water

### **Municipal Sewer Service**

The Water and Sewer Division is responsible for the operation and maintenance of the Town's water and sanitary sewer systems. It is organized into two programs, which are funded entirely by water and sewer taxpayers. Wellesley's wastewater collection system consists of 132 miles of sewers, 22 pumping stations, 5 miles of force main, and 100 miles of house service connections. The collection systems for Wellesley College and Babson College are privately owned, but the wastewater is discharged into the Town's sewer system. The Town's waste water system is constructed separately from the storm water and other surface drainage systems, in order to avoid the problems of combined systems that have plagued other communities.

Because of Wellesley's topography, wastewater drains in two different directions. In the eastern portion, about 21% of the town's waste water is collected through a network of gravity sewers and transported to the Boulevard Road Pumping Station, pumped to Newton's collection system, and eventually discharges to the MWRA's Nut Island Headwork's facility. In the western portion of Wellesley, about 79% of the town's waste water is discharged to the MWRA Wellesley extension sewer at the Wellesley/Needham town line, and then flows by gravity to the Nut Island Headworks. The MWRA will continue to accept Wellesley's waste water into the foreseeable future, on the condition that Wellesley assertively resolves problems with inflow and infiltration into the sewer system.

### **Storm Water Drainage System**

The Town has begun to address the need to control discharges into stormwater drains by passing the Municipal Stormwater Drainage System Rules and Regulations in 2005, which regulate the type and amount of discharges entering the stormwater system. Through these rules, Wellesley complies with the Environmental Protection Agency's Phase II Stormwater Regulations, and the current Fuller Brook Restoration project will help in obtaining future permits and funding.

### **Recycling and Disposal**

The Town seeks to operate and maintain recycling, disposal and refuse collection systems in an effective and efficient manner in order to protect public health, prevent pollution, and to conserve energy and natural resources.

The Recycling and Disposal Facility (RDF) is located at 169 Great Plain Avenue (Route 135). The 88-acre facility is open six days a week for use by Wellesley residents. The Town has led the way in recycling in the state for the past 30 years, last reported at 66% in CY2008.<sup>xiv</sup>

### **Long-Term Development Patterns**

Reflecting the settled character of Wellesley, changes in land use are likely to take the form of adjustments to prevailing zoning or to prevailing uses rather than full-scale change. Like many older communities where most of the land has been developed, Wellesley has established a number of small and specialized zoning districts, as well as overlay districts. The Wellesley Comprehensive Plan (2007-2017) identified several goals related to land use:

- Mitigate the effect of tear-downs and "mansionization" on community character.
- Increase diversity in housing types, especially housing that would be attractive to empty-nesters who want to downsize but stay in Wellesley.
- Create more permanently affordable housing for moderate-income households.
- Improve commercial districts, especially those at Wellesley's entrance corridors -

- Lower Falls and Natick Line.
- Preserve independent retail and services in the commercial districts that meet everyday needs.

### **Build-Out Analysis**

In 2000, the State Executive Office of Environmental Affairs, through the Metropolitan Area Planning Commission, prepared a build-out study for Wellesley. The study found that there were 647 acres of developable land in Wellesley with the potential for 2,209 residential units. However, 1,759 of those “housing units” would be housing in the Educational Zoning Districts. The number of non-academic housing units is much smaller, 450 in total, of which 218 would be single-family homes. This exercise illustrates the extent to which Wellesley has reached residential build out.

As part of the Town’s 2005 Comprehensive Plan, the Wellesley Planning Department prepared a different kind of build-out exercise that calculated the amount of land on which property owners could expand existing houses to maximize lot coverage and setback allowed in zoning. This analysis showed that a total of 426 additional acres of land could theoretically be covered by buildings if every lot were built out to maximum allowed coverage.

### **Land Use Change Evaluation**

Wellesley’s greatest potential for both positive and negative land use changes lies with the remaining large parcels, many of which are owned by the State or by institutions. This section identifies parcels that could have a high likelihood for change and defines the general issues surrounding each parcel.

**Land or buildings owned by institutions or the State that would have a clear physical impact on the town if the land use changed.** In most cases town policy is to encourage the continuation of the current use, an evaluation of best alternative uses is also needed to define town policy in the case that the owner must change the use. Only with forethought will the town be able to act in a decisive and confident manner knowing that its actions or investment will be best for the town in the long run. In addition, the large private and institutional properties are owned by entities that conduct long range planning for their land. It will behoove the town and the owners to clarify their long-term intentions regarding land use in specific areas of the community.

- Massachusetts Bay Community College
- Hunnewell Estates
- Wellesley Country Club
- Wellesley College lands, including the Nehoiden Golf Course and recently acquired “North Forty” and
- Dana Hall School
- Babson College
- Sudbury Aqueduct

**Residential, business or industrial zoned land or buildings located in or near villages and/or existing commercial areas.** This category includes both vacant land – although there is little of this – and buildings in village areas. The villages and commercial areas hold the greatest mixture of land uses, the most flexible zoning and the most potential for small scale land use changes. These parcels were evaluated in order to identify whether likely land use change pressures conform to current zoning, whether existing uses should be encouraged to shift in



order to achieve broader planning objectives and whether likely future land use changes will place undue strain on the area's service and infrastructure system.

- 27 Washington Street in Lower Falls (Now Waterstone)
- Wellesley Motor Inn on Route 9
- Lee Imported Cars
- St. James Property on Route 9 (Now Town Owned, 900 Worcester)

***Town owned land or buildings*** –The Town of Wellesley owns a variety of land and buildings whose best use may shift as the needs of the town change.

- Weston Rd. Light Substation
- Former American Legion Site on Washington St. (now owned by the Town – proposed Senior Center Site)

***Other private land areas with recent land use change –***

- Linden Street Redevelopment
- The Wellesley Inn
- 135 Great Plain Avenue (proposed subdivision on former single family parcel)

## **Zoning**

Wellesley has a somewhat complex zoning system that reflects its relatively built-out character. Six single-family residential districts account for most of the land area and are differentiated by minimum lot sizes ranging from 10,000 square feet to 40,000 square feet. There are five residential districts that allow town house or multifamily residential use, but, with the exception of the General Residence (GR) district, it allows for two-family and townhouse buildings, and the Limited Residence district, all the multifamily districts are quite small and give the impression that they were intended to accommodate a few specific and known projects. Four zoning districts cover commercial development (including offices) and two allow industrial uses.

Commercial districts include an office park zoning district, which was designed for the office parks on Route 128, and six business districts, including one focused on Lower Falls and one on Wellesley Square. Industrial districts are located at Linden Street, in the back parcels behind the Lower Falls frontage on Washington Street, and in the back parcels behind Walnut Street frontage north of Cedar Street. Despite the “industrial” zoning, the land uses on these parcels are office or commercial. Finally, a Transportation District covers the commuter rail right of way and train platforms.

Several overlay districts protect sensitive resources in Wellesley: Flood Plain and Watershed Protection District; Conservation District; Historic District; Water Supply Protection District and Natural Resource Protection Development. These overlay districts constrain uses in order to protect specific environmental, natural or cultural resources. In addition, the Residential Incentive Overlay District was intended to promote residential use on the former Lower Falls “Grossman’s” site (now Waterstone) and adjacent parcels on the Charles River.

Please refer to **Map 4 - Zoning**, for more information about Wellesley’s zoning districts.

## 4. Environmental Inventory



### A. Geology, Soils and Topography

Wellesley's 10 square miles of land lies on the western edge of the Boston basin, approximately 13 miles from Boston Harbor. Its granite and diorite bedrock was formed in the Precambrian Period, approximately 350 million years ago. This "basement complex" of rocks underlies the other rocks and soils formed later in geologic history. The cliff face along the north side of the railroad, now covered in part by a large retaining wall, is the oldest exposed rock in Wellesley, having been scoured of its soil in many places. Rock formations visible in the southern part of

town are younger, usually the sedimentary Roxbury “Puddingstone.” Soil and Geologic Features are outlined in **Map 5 – Soils and Geologic Features**.

Evidence of volcanic action can be found at St. Mary’s Cemetery in the breccia throat of a volcano, with angular bits of Precambrian granite cemented in magma. In some areas dikes and sills of black diabase can be seen, protruding through lighter-colored earlier rocks.

Wellesley’s rolling hills are the legacy of the continental glacier which once extended beyond Cape Cod. The great ice sheet ground up all but the hardest rocks, transporting gigantic boulders for hundreds of miles, grinding others to gravel, and gouging north-south grooves called glacial striations into the bedrock. As the glacier melted approximately 10,000 years ago, it left behind tapered hills of gravel called kames or drumlins, and long winding sand banks called eskers. Maugus Hill is the largest of six drumlins in the Town. Kames dot Wellesley College’s Nehoiden and Wellesley Country Club golf courses, while eskers snake around Moses Pond, Longfellow Pond, and Town Forest along Rosemary Brook. Lake Waban and Morse’s Pond are depressions left by melted blocks of ice as the land took on its present appearance.

Scattered around Wellesley are glacial erratics. These large boulders were transported by the glacier to their present sites. Boulder Brook Reservation is named for its collection of erratics, including one aptly named Elephant Rock. “Problem Rock” is another glacial erratic found at Grove and Dover Streets. Isolated round ponds are kettleholes left when great blocks of ice melted.

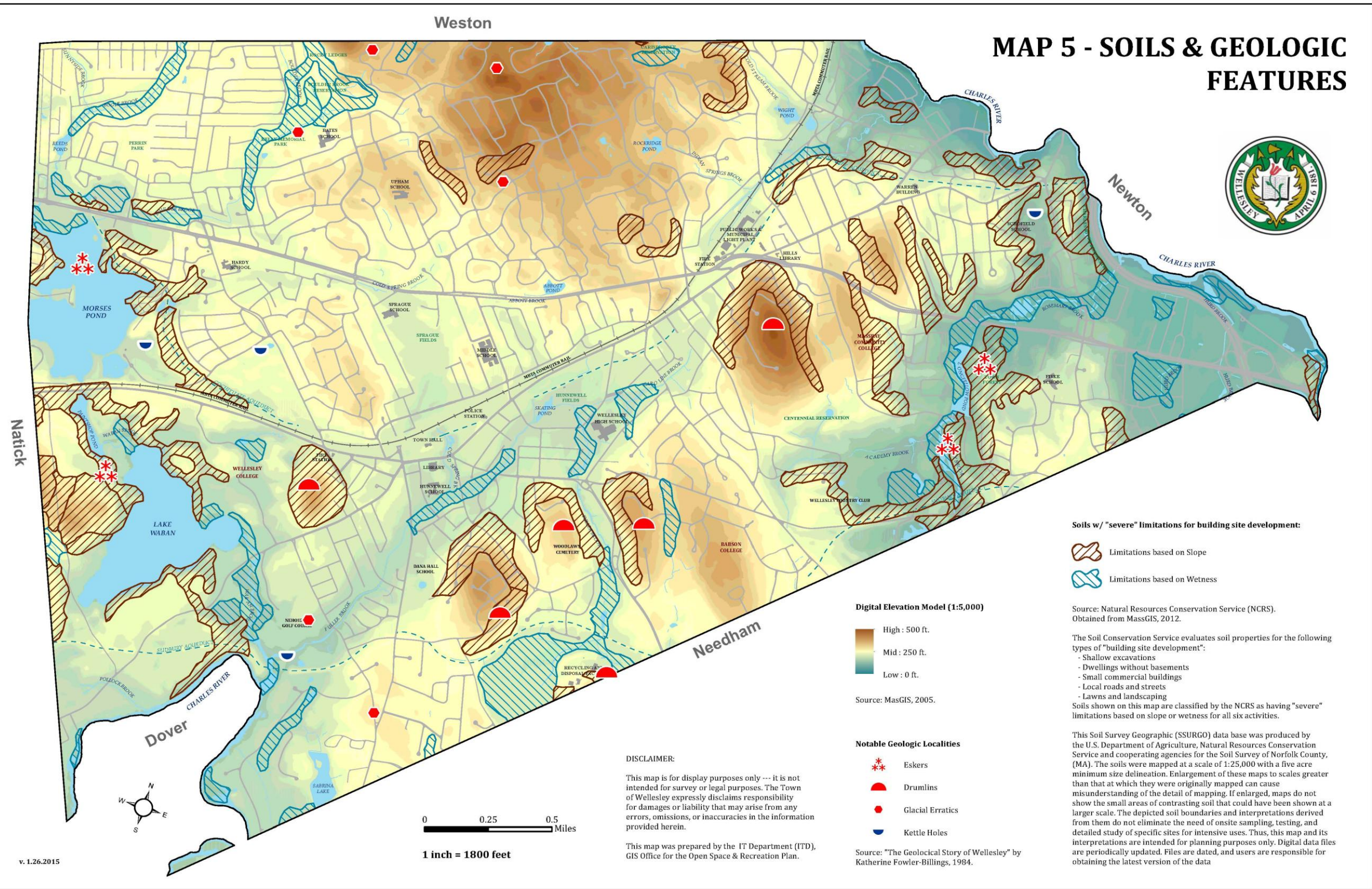
## 1. Topography

Wellesley’s landforms are varied, with the railroad mainline marking a clear division between types. To the south of this line (and extending north of it in the Fells area at the western edge of the Town) the landscape is defined by the contrasts between a series of small but steep hills and the valleys of the Charles River, Fuller and Waban Brooks. Elevations range from only about 40 feet above sea level at the Charles River in Lower Falls, to 320 feet at Maugus Hill. The Town’s commercial centers and early residential neighborhoods grew up along the railroad line that marks the northerly edge of the line of hills, and several major roadways (Grove Street, Wellesley Avenue, Great Plain Avenue, and Forest Street) skirt the edges of the hills. Several of the Town’s private educational institutions including Massachusetts Bay Community College (formerly the Academy of the Assumption), Babson College, and Wellesley College have all taken advantage of the hills for their campuses.

The area north of Route 9 has a more rolling topography than the southerly part of the Town. East of Weston Road, elevations generally range between 150 and 250 feet above sea level, increasing toward the Weston town line. Maximum elevations are at Rocky Ledges (about 300 feet above sea level) and at the summit of Peirce Hill (337 feet), both on the Town line. The lowest elevation (about 50 feet) is in the Charles River at the corner of Wellesley, Newton and Weston.

According to the U.S. Soil Conservation Service, slopes that are greater than 15 percent pose “severe” restrictions for building site development. According to this benchmark, several steep areas in Wellesley have significant constraints for development. Slopes of between 15 and 25 percent occur in three principal clusters. The first follows the Waban Brook corridor from the Natick line to the Charles River, and includes land on the northerly and easterly sides of Moses Pond and much of the land immediately surrounding Lake Waban. Most of this sensitive land is











already protected from further development in these ways:

- The Town of Wellesley owns much of the land around Morses Pond (including sections of the Cochituate Aqueduct). The Conservation Council also owns Pickle Point in this area.
- A good portion of the Pond Road area on the westerly side of Paintshop Pond and Lake Waban is owned by Wellesley College. Over 100 acres abutting Lake Waban is owned by the Hunnewell family and protected by permanent conservation restrictions.
- The easterly side of Lake Waban is part of the Wellesley College Campus.
- There are several areas of steeply sloping land between Lake Waban and the Charles River including the “Hunnewell Pinetum” and land along the river, both of which are protected by conservation restrictions, as well as another restricted piece along the River.

The second area of steep slopes includes a series of hills between Temple Hill, behind the Dana Hall School and Tenacre Country Day School, and Babson College. Temple Hill has been largely developed, as has the hillside between Babson and Great Plain Avenue, but a portion of the intervening hill has been protected from major building development by Woodlawn Cemetery.

The third and most significant cluster of steep slopes, Wellesley Hills, extends from Forest Street on the west, to the Charles River on the east, and from the railroad line on the north to the Needham town line on the south. Maugus Hill is the area’s most prominent elevation; a portion of it is included in Centennial Park, but its steepest slopes are to the northeast and northwest, including Maugus Avenue and Wareland Road. Town acquisition of additional land connecting Centennial Park with the water tower at the hill’s summit is desirable not only to expand the recreational area, but also to protect the slopes from additional development. Similarly, the easterly portion of the Massachusetts Bay Community College property slopes very steeply towards Worcester Street (Route 9) and Standish Road, and should be protected from development. A substantial portion of the Rosemary Brook Town Forest, from the Needham town line to Worcester Street, contains steep slopes. Other steep areas in this section of Town include the River Street Park (part of the DCR’s Charles River Reservation) and the grounds of Schofield School.

## **2. Soils**

Like the Town’s topography, Wellesley’s soil patterns vary from north to south. The Town’s northern soils are dominated by the Charlton-Hollis and Merrimac complexes, well suited for development. The principle constraints to development in the northern part of Town are associated with steep slopes near the Weston town line, at Rocky Ledges and near Cold Stream Brook, as well as wet soils associated with Bogle, Boulder and Cold Stream Brooks.<sup>xv</sup> In addition, a large area stretching from Rocky Ledges to Cliff Road, including Pierce Hill and extending south to a point near the intersection of Bristol and Suffolk Roads, is dominated by the Hollis-Rock outcrop-Charlton complex, rated as having severe site development limitations because of shallow depth to bedrock. However, this complex includes pockets of moderately deep, well-drained soils, which can accommodate development more easily, and in fact much of this area has been developed for lots close to the minimum required lot size of 20,000 square

feet.<sup>xvi</sup>

To the south of the railroad line, the soil patterns are more complex. In addition to the Merrimac soils, there are significant groupings of Canton, Paxton and Woodbridge soils, which are also appropriate for development and woodland production. In addition, however, the southern part of Wellesley contains large areas of soils that have severe restrictions for development because of either topography or wetness.

The federal Natural Resources Conservation Service (NRCS) classifies soils according to their restrictions for a number of activities including six aspects of “building site development”.<sup>xvii</sup> shallow excavations, dwellings without basements, dwellings with basements, small commercial buildings, local roads and streets, and lawns and landscaping. Restrictions are categorized as “slight”, “moderate” or “severe”. A “severe” limitation means that major increases in construction effort, special design, or intensive maintenance are required to overcome soil properties that are unfavorable to site development. These efforts have become more evident in new construction in the last decade.

In Wellesley, the following soil associations are classified as having “severe” restrictions due to wetness for all six aspects of building site development:

Freetown (Fm)	Ridgebury (RgB)	Scarboro-Birdsall (Sb)
Freetown (Fp)	Rippowam (Rm)	Swansea (Sw)
Raynham (Ra)	Ridgebury (RdA)	Walpole (WaA)
	Saco (Sa)	

These soil groups are shown on Map 4, which clearly indicates their association with the Town’s six stream corridors. In addition, a number of areas in Wellesley are mapped as “urban land,” since they have been extensively disturbed through cutting, filling or erosion. Because of the extent to which these soils have been developed or disturbed, determining their limitations for development requires site investigation. In many cases, however, these soil groups are interspersed with wet soils along stream corridors, and it may be inferred that similar development constraints exist. Therefore, these soils are also indicated on Map 4.

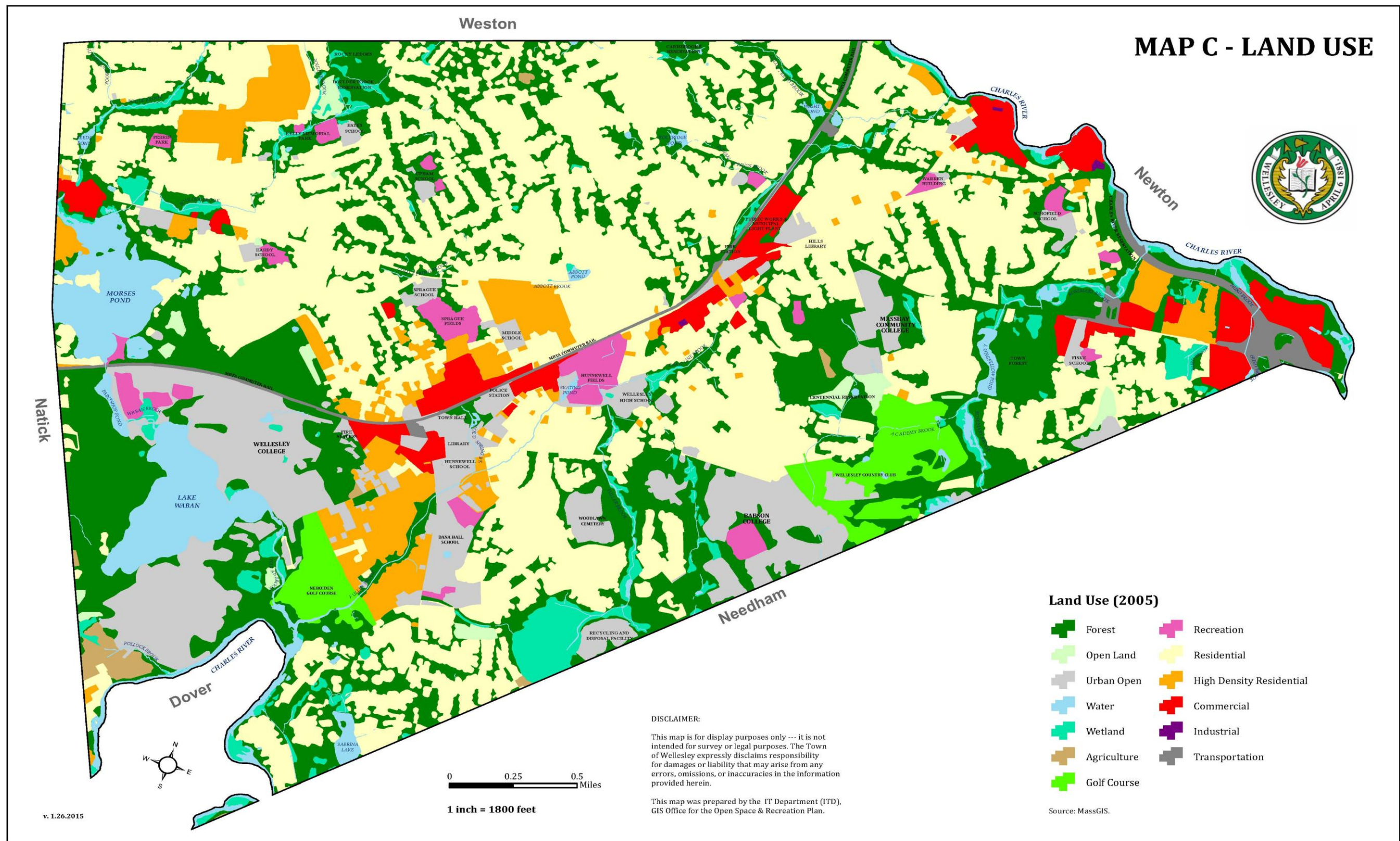
Finally, several areas in Wellesley have soil types that are rated by the NRCS as having “severe” restrictions for one or more, aspects of building site development. For example, some of the Woodbridge soils, which occur around the intersection of Forest Street and Wellesley Avenue and on the Babson College campus, are rated as having “severe” restrictions for activities involving excavation, but only “moderate” restrictions for other site development activities. These soil groups are not included on the map in order to highlight only the areas that are most vulnerable to development.

## B. Landscape Character

Wellesley is a mature suburban community situated on low rolling hills, with a landscape typical of glaciated southern New England. Having experienced residential development continuously since the 1830s, the Town has a wide variety of building styles and neighborhood types. See **Map C – Land Use** for more information. Its streetscapes have been carefully planted with over 100 new trees per year, and 70 traffic islands are maintained to give the Town a garden character.

Because so much of the Town has now been built out, the remaining undeveloped land takes on added importance in defining the Town’s character. The Town benefits from extensive private open space, including the campuses of three colleges, two private schools, and two golf







## C. Water Resources

### 1. Watersheds

The Town of Wellesley is located in the middle of the 87 square-mile Charles River Watershed, which is one of three watersheds to flow out into Boston Harbor. Six stream systems flow through the Town to the main stream of the Charles River on the north and south borders. These “sub-watersheds” are shown on **Map 6, Water Resources**.

Waban Brook, Fuller Brook and Pollock Brook drain the westerly two-thirds of the Town:

- **The Waban Brook** watershed includes portions of Natick and Weston, as well as most of Wellesley between Peirce Hill and Elm Bank; and includes Wellesley’s two largest water bodies, Morses Pond (109 acres) and Lake Waban (114 acres). Boulder, Bogle and Jennings Brooks are part of this watershed, emptying into Morses Pond.
- **Fuller Brook** enters Wellesley from Needham just west of Great Plain Avenue and runs northerly toward Wellesley High School before turning southwesterly to reach Waban Brook and the Charles River opposite Elm Bank. Its watershed thus includes most of the central portion of Wellesley. Other brooks in the system are Abbott, Caroline and Cold Spring Brooks.
- **Pollock Brook** is a small brook that flows into Wellesley from Natick a short distance north of Washington Street and joins the Charles River opposite Pond Road. In Wellesley, its watershed includes only the Hunnewell estates and a portion of the Nehoiden Golf Course.

The remaining four stream systems drain the easterly third of Wellesley toward the Charles River opposite Newton:

- **The Cold Stream Brook** watershed drains the northeasterly corner of Wellesley (and southern part of Weston) including most of the land east of Peirce Hill and north of Maugus Hill. In addition to Cold Stream Brook, this watershed contains Rockridge Pond and Indian Springs Brook, including the Brookway/Waterway.
- **Rosemary Brook** enters Wellesley from Needham a short distance to the east of the Wellesley Country Club, flowing northerly to Worcester Street and then northeasterly through the Barton Road area to the Charles River. A corridor along most of the brook’s length is owned by the Town as land of the Water Department and Town Forest.
- **Academy Brook** rises near the corner of Forest Street and Wellesley Avenue and flows northerly and then easterly through the Wellesley Country Club, joining Rosemary Brook near the corner of Brookside Road and Oakland Street.
- The sub-watershed of **Hurd Brook** is the smallest in Wellesley, covering less than one square mile in the southeast corner of the Town. Although it has been extensively disturbed by the construction of Routes 9 and 128, it contains significant areas of wetlands in the Dearborn Street area and around its mouth at the Charles River behind William Street.



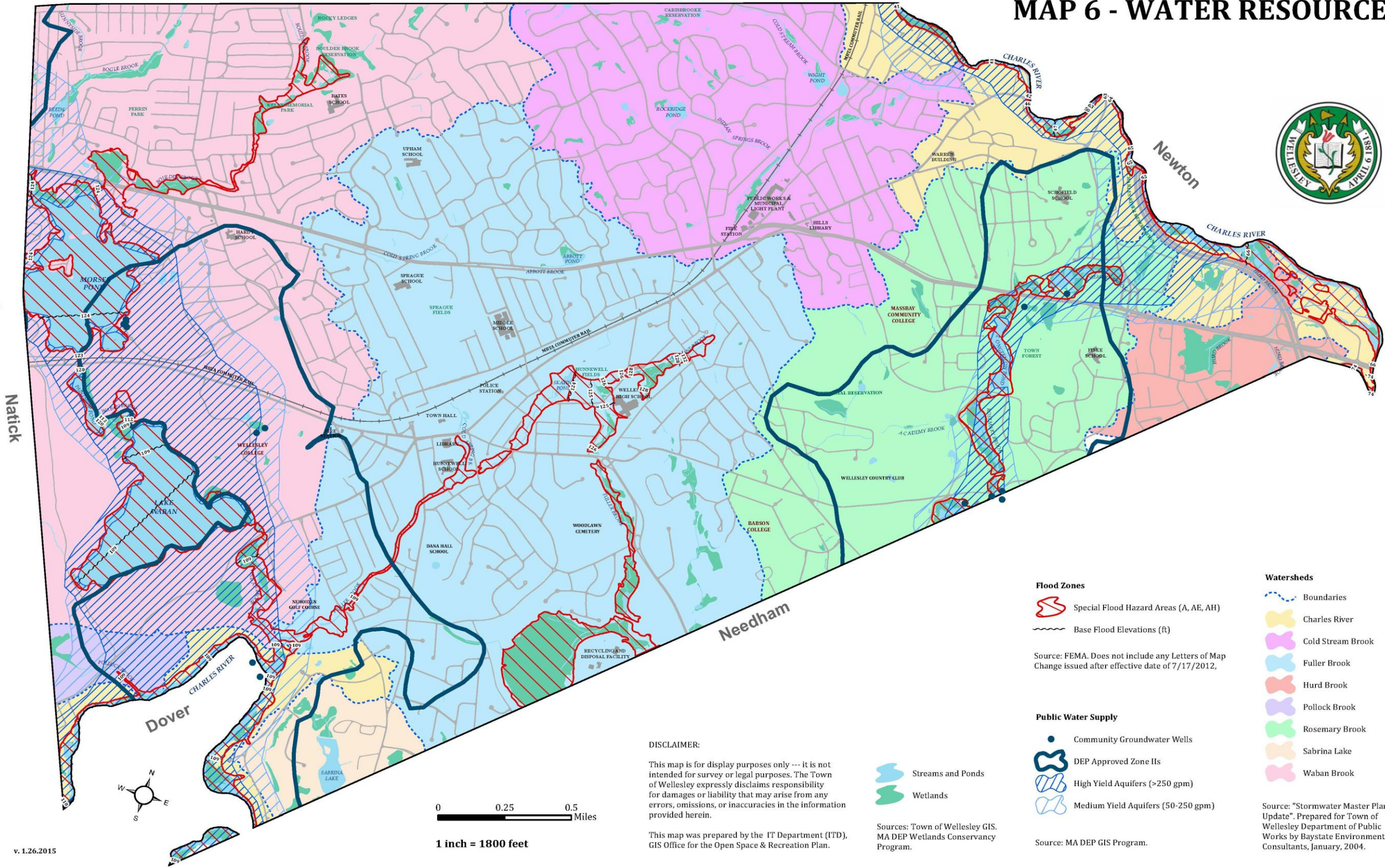
courses. A grouping of private residential estates in the southwest part of Wellesley adds to this ambience, and several well-designed streets provide scenic gateways into the Town.



*Photo Credit: Brian McManus*



MAP 6 - WATER RESOURCES







## 2. Surface Water: Streams, Lakes, and Ponds

Wellesley's surface water consists of six stream systems that flow into the Charles River on the eastern and southwestern borders of town and approximately 13 large and small ponds. Wellesley's watersheds are shown in **Map 6 - Water Resources**.

The three eastern stream systems are:

- The **Cold Stream Brook** watershed, including most of the land east of Peirce Hill and north of Maugus Hill and contains Cold Stream Brook, Rockridge Pond, Indian Springs Brook, and The Waterway.
- The **Rosemary Brook** watershed, which runs from east of the Wellesley Country Club northeasterly to the Charles River and includes Rosemary Brook and Academy Brook.
- The **Hurd Brook** watershed, which covers less than one square mile in the southeastern corner of Wellesley, but includes significant wetlands around Dearborn Street and the Charles River.

The three southwestern stream systems are:

- **The Fuller Brook** watershed, which begins west of Great Plain Avenue and continues north to Wellesley High School and southwest to Waban Brook and the Charles River. This watershed covers most of the central portion of the town and includes Fuller Brook, Waban Brook, Abbott Brook, Caroline Brook, and part of Cold Spring Brook.
- The **Waban Brook** watershed, which runs between Peirce Hill and Elm Bank and includes Morses Pond, Lake Waban, Boulder Brook, Jennings Brook, and Bogle Brook.
- The **Pollock Brook** watershed, which runs north of Washington Street and connects with the Charles River.

Wellesley's ponds and lakes range from the 103-acre Morses Pond and Lake Waban to small ponds scattered throughout Town. Lake Waban and Morses Pond have been named "Great Ponds" because they cover over 10 acres in area, which makes them subject to state environmental regulations. Longfellow Pond, Rockridge Pond, and Abbott Pond are all considered medium-sized ponds.



Many of Wellesley's ponds have algal blooms caused by fertilizer pollutants and high amounts of sedimentation. In 1998, Wellesley began implementing the Pond Restoration Master Plan, which set priorities for improving and restoring the town's smaller ponds. The plan has resulted in the dredging and restoration of Rockridge Pond through removal of 6,000 yards of sediment and replacement of the pond outlet structure and drain; restoration of

Bezanson Pond and Reeds Pond; and a feasibility study of the Town Hall Duck Pond. Additional ponds, scheduled to be restored under the plan, include State Street Pond, Abbotts Pond, and Longfellow Pond.

The Morses Pond Comprehensive Management Program will improve the condition of Wellesley's largest pond and the adjacent area that contains three wells for drinking water. Like many ponds with former summer cottages along the shore, Morses Pond has experienced a host of problems, including eutrophication, excessive weed growth, and water pollution caused by the runoff of pesticides, road salt, gasoline, and fertilizers from both Wellesley and neighboring towns. The Morses Pond Management project is described in more detail Chapter 4, Section G.9

Under the new management program, the Town will help reduce pollution at Morses Pond by dredging, use of herbicides and algaecides to kill invasive plants and algae, limits on development in the Morses Pond watershed, and encouraging the construction of detention ponds and the reduction of residential pollution in the watershed area. A citizen group, the Friends of Morses Pond Association, assisted the NRC and other town bodies in securing funding for the management study.

### **3. Aquifer Recharge Areas**

The Town of Wellesley relies on groundwater for much of its public water supply, and for all private water supplies within the Town. A geologic formation that can easily yield a significant amount of groundwater is called an "aquifer." As water is withdrawn from an aquifer or discharged to surface waters, it is replenished by water that moves down from the surface through permeable materials. The aquifer's "recharge area" is an area on the land surface where groundwater infiltrates easily to replenish the aquifer. Such areas must be protected from actions that might reduce the downward flow of water, or that might contaminate groundwater supplies. The Town of Wellesley contains two major aquifers, the Waban Brook and the Rosemary Brook Valley Aquifers, described in more detail below.

The Waban Brook Alluvial Aquifer, the larger of the two, begins in Weston and Natick. It traverses under the westerly part of Wellesley from northwest of Morses Pond, to the Charles River opposite the Elm Bank area of Dover. The Towns of Natick and Wellesley have water supply wells in this aquifer adjacent to Morses Pond, while Wellesley College's wells are located on its campus on the easterly side of Lake Waban. Of all the Town wells, those at Morses Pond are known to be the most influenced by surface water quality. According to Joe Duggan, Superintendent of Water and Sewer Division, Department of Public Works, they are more of a portal to the aquifer than those at Rosemary Brook.

The Waban Brook aquifer is located almost entirely within the Waban Brook basin, which is considered this aquifer's overall area of recharge. Of the basin's total area (7069 acres), 35 percent is located within the Town of Wellesley, 32 percent in Weston, 29 percent in Natick and 3 percent in Wayland. In 1987, Wellesley added a Water Supply Protection District provision to its Zoning Bylaws, and based the Waban Brook portion of the district on the watershed boundary (adjusted to follow property lines).

Because it begins in Weston and Natick, the water percolating into the Waban Brook aquifer is impacted by land uses upstream in those towns as well as in Wellesley. The aquifer's recharge area includes a stretch of more than two miles along Route 9, more than half of which (primarily in Natick) is zoned for commercial uses. In addition, the recharge area contains three known abandoned solid waste disposal sites<sup>xviii</sup>, at least 43 underground fuel storage tanks, and a

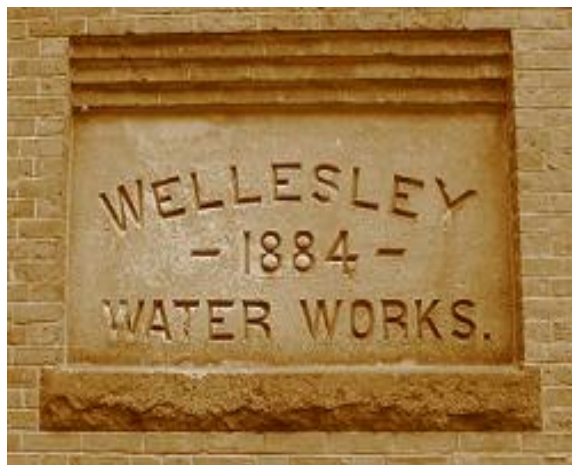


variety of small permitted chemical storage areas. Thus, it is critical that land use in this area be managed carefully and that hazardous uses or activities (such as underground fuel storage tanks or solid waste sites) be monitored, in order to ensure the continuing quality of the aquifer's water supply.

The second major aquifer in Wellesley, the **Rosemary Brook Valley Aquifer**, extends from downtown Needham to the easterly part of Wellesley. The Town of Wellesley has four municipal wells in the Rosemary basin, and the Wellesley Country Club has two private wells that are used solely for irrigation of the golf course. As in the case of the Waban Brook aquifer and basin, the Rosemary Brook basin demarcation is used to denote the overall area of recharge for this aquifer. About 40 percent of the Rosemary Brook basin, or 982 acres, is located in Wellesley, with the remaining 60 percent (1450 acres) in Needham. The Water Supply Protection District, adopted by Wellesley in 1987 for Waban Brook, generally follows the watershed boundaries adjusted to follow property lines. Contamination sources identified in the Rosemary Brook basin include 15 underground private or commercial fuel tanks in Wellesley, in addition to those in downtown Needham. There are also several contamination sources in Needham upstream of Wellesley's Rosemary Brook water impoundment and wells, including a major lawn care company, Microwave Lab, and an active farm. Several of these sources have been the cause of state and local enforcement and Mass DEP 21E cleanup action.

A Zero-Valent reactive wall, which neutralizes toxicity, was constructed in 2004, successfully filtering groundwater seeping downhill from the pollution source. Continuous groundwater monitoring through one-inch diameter micro-wells has so far proven that the water is being thoroughly cleansed before reaching the wellhead area.

As noted above, Wellesley derives most of its public water supply from local groundwater, which is drawn from municipal wells at five locations throughout the Town with a total yield of 3.0 million gallons per day (mgd). Additional water is provided by the Massachusetts Water Resources Authority (MWRA), which when needed delivers 3.5 mgd to the Town, for a total potential supply of 6.5 mgd. Typical water demands in the Town have averaged between 3.0 and 3.3 mgd, with peak demands of up to 5.2 mgd<sup>xixv</sup>, so that current resources are sufficient for anticipated needs. The average number of gallons used (per capita per day) has risen slowly over the last three years from 70 in 2003 to 81 gallons in 2005. Since 1980, the Town has encouraged water conservation through increased rates during the summer season. In 2003, Wellesley's Town Meeting enacted its Restriction on the Use of Water Supply Bylaw (49.12), which empowers the Town to restrict or ban outside watering.



A significant potential water supply source is the Elm Bank area, located alongside the Charles River in Dover adjacent to Wellesley and Natick. The site is currently owned by the Commonwealth of Massachusetts, which has enacted legislation allowing for three uses: a riverfront park, water supply for the Towns of Dover, Natick, Needham and Wellesley, and affordable housing<sup>xx</sup>. Consultants for the Town of Natick computed a total safe yield for the site of 8.9 million gallons per day (DCR). However, the Town of Wellesley believes that this estimate greatly overstates the usable volume from the Elm Bank wells. Issues regarding base flow in the Charles have not been

resolved, and Wellesley's DPW Water Division doubts that water will be available when needed in the summer dry months.

Beginning in 1990, three wells were developed at the northerly part of the Elm Bank site for a total of 4.7 MGD. An outstanding issue is the DEP's requirement that "all land within a 400-foot radius of the wells must be owned or controlled by the water purveyor or controlled by conservation easements that will provide protection for the public water supply." In particular, land across the river from the wells in Wellesley is not currently subject to such controls. The potential for ground water withdrawals from Elm Bank might not have any practical effect on Wellesley's water supplies because any development of resources at Elm Bank may be deducted from the Town's current allocation from the MWRA system.

#### 4. Flood Hazard Areas

When a water body, such as a stream or pond, can no longer accommodate increased discharge from heavy rains or snow melts, the excess water flows onto the land adjacent to these surface water areas. "Floodplains" are those land areas that are likely to flood during a storm event, and are classified according to the average frequency of flooding. Thus, the "100-year floodplain" is that area of land that will be flooded, on average, once in every 100 years. Floodplains are delineated on the basis of topographical, hydrological and development characteristics of the particular area. In Wellesley's case, the Federal Emergency Management Agency (FEMA) last mapped the 100-year and 500-year floodplains in 2012. The 100-year floodplains are shown in **Map 6 - Water Resources**.

As an illustration of the effects of development on flooding, the FEMA study found that most of Wellesley's flooding problems are associated with water backup caused by culverts, bridge crossings and by dams. The widest floodplains occur on Fuller Brook near the Needham town line and the Town's Recycling and Disposal Facility, along Fuller and Caroline Brooks upstream of their confluence (including Wellesley High School and much of Smith Street), and on the Charles River near William Street. In the case of Fuller Brook, near the Needham town line, the floodplain is just upstream of the Sudbury Aqueduct crossing; while the Fuller/Caroline Brook floodplain is associated with the Wellesley Avenue crossing between Aberdeen and Amherst Roads. The Charles River floodplain is upstream of the Cordingly Dam near Walnut Street.

Smaller floodplains are located adjacent to Boulder Brook at Worcester Street (Route 9) and Lexington Road; in the Boulder Brook Reservation; on Fuller and Waban Brooks near the Charles River (in particular, upstream of the Waban Arches, where the Sudbury Aqueduct crosses Fuller Brook); on Rosemary Brook in the Town Forest upstream of the Oakland Street crossing; and on the Charles River near Livingston Road and Winding River Circle.

#### 5. Wetlands and Vernal Pools

Wellesley's wetlands are displayed in **Map 6 – Water Resources**. Because of the many important functions of wetlands, it is essential that they be protected from damage. Replacing wetlands with impervious surfaces results in increased runoff rates, reduced flood storage, and elevated peak flows, leading to greater damage from storms. Filling of wetlands also reduces wildlife habitat and plant diversity, and can increase contamination of streams, rivers and ponds due to reduced filtration of pollutants.

Wellesley also has 13 certified vernal pools. Vernal pools are wet depressions in the land that, by definition, are flooded only part of the year. Many rare and valuable species depend on vernal pools. Lacking fish populations and common wetlands vegetation, the pools support

unique wildlife communities that have adapted to wet and dry cycles. Like wetlands in general, protection of vernal pools must extend beyond the boundary of the pool itself because the amphibians that breed in the pools may move well away from the pond during the course of their life cycle.

The MA Natural Heritage and Endangered Species Program (NHESP) will certify vernal pools after submission of documentation. (The forms are available on the NHESP web site.) By analyzing aerial photographs, state environmental scientists have identified 32 additional potential vernal pools in Wellesley. Although found throughout Wellesley, these potential pools are mostly located near bodies of water, such as the Charles River, Lake Waban, Morses Pond, Rosemary Brook, and Boulder Brook. It is likely that another 40-50 vernal pools exist in Wellesley based on an assessment by the NRC.

## **6. Regulation to Protect Water Resources**

Wellesley's zoning bylaw protects the Town's water supply through Water Supply Protection Districts and Watershed Protection Districts. A Water Supply Protection District is an overlay, which prohibits or limits certain land uses in watershed areas that contribute to the Town's drinking water supply. This zoning overlay applies to the recharge areas for the Waban Brook Aquifer and the Rosemary Brook Aquifer. The overlay prohibits solid waste facilities; the storage of road salt, petroleum, and hazardous wastes; the production of hazardous wastes; and the disposal of hazardous wastes within the districts. Special use permits may be obtained for commercial mining, businesses that produce small amounts of chemical wastes, parking lots, major construction projects, or any alterations that result in impervious surfaces over 10,000 square feet.

Watershed Protection Districts, also a zoning overlay, protect Wellesley's surface water from pollution. These districts are found adjacent to Wellesley's brooks and streams and the Charles River. Dumping, filling, and excavating are prohibited in a Watershed Protection District, and new construction is not allowed without a special use permit. Permits may be granted for dam and bridge operation and maintenance, parks, non-commercial recreational uses, and driveways and walkways associated with permitted uses. (**See Map 3 - Zoning**)

Wetlands and vernal pools are protected from development and other alterations under the State Wetlands Protection Act and the Inland Restricted Wetlands Act, which established requirements for permits for any alterations within a buffer zone. River and stream banks are protected by the State Rivers Protection Act, which provides that no development can occur within a zone of 25 feet along riverbanks in urban areas, and 200 feet in non-urban areas without a permit from a local conservation commission (the NRC Wetlands Protection Committee in the case of Wellesley).

In September 2002 the Town enacted the Wellesley Wetlands Protection Bylaw to provide additional protection for wetland resources, such as uncertified vernal pools, and established the Wetlands Protection Committee. The first full-year of enforcement of the local bylaw was 2004. The Committee's regulations established a 25-foot no-disturbance zone from the border of all wetland resources and a presumption of no disturbance within the 100-foot vernal pool buffer unless no detrimental impact on the habitat can be demonstrated. Most projects that come before the Committee for an Order of Conditions involve expansion or replacement of houses.

## D. Vegetation

Natural plant associations in Wellesley are typical of the eastern part of Massachusetts, and they support characteristic suburban bird and animal populations. Oak and pine communities are found in our wooded urban and community forest areas, while red maple and cat tail (now converting to purple loose strife) communities can be found in floodplain areas along the Charles River. Plant inventories are available through the Natural Resources Commission for some of the Town's conservation areas, and can be seen in Map F.

The meadow areas in the Town's open space set an example of how lovely nature can be. For example, a walk through Centennial Reservation in the summer will appeal to those who enjoy open, grassy fields and hillsides of native flora. Woods with a tall tree canopy can be found in pockets such as Carisbrooke Reservation, Boulder Brook Reservation, Longfellow Pond, Town Forest, and now the North 40.

The Wellesley Pesticide Awareness Campaign, in operation since 2000, educates residents on reducing pesticide use. Funding for this effort has come through grants from the state Department of Environmental Protection and the Toxics Use Reduction Network. In 2002, the Town adopted a policy of non-toxic management of Town and school lands through an Integrated Pest Management program. The NRC has created a demonstration garden at State Street Pond and three educational brochures for residents. See **Map F – Vegetation and Wildlife** for more information.

### 1. Urban and Community Forests

Wellesley's urban and community forests are visible signs that residents have a sense of pride and that our community is highly valued by its citizens. The environmental benefits of Wellesley's urban and community forests are many but they can be summarized as follows:

Our forested streets and public parks help define the character of our neighborhoods and offer the functional benefits of noise reduction, cooling shade, visual screening, enhanced property values, economic growth, community pride, reduction of crime and recovery from illnesses.

Our forests reduce levels of pollutants such as solid particles, ozone, nitrogen dioxide, sulfur dioxide, carbon monoxide and others that can seriously impact human physical, mental and emotional health negatively.

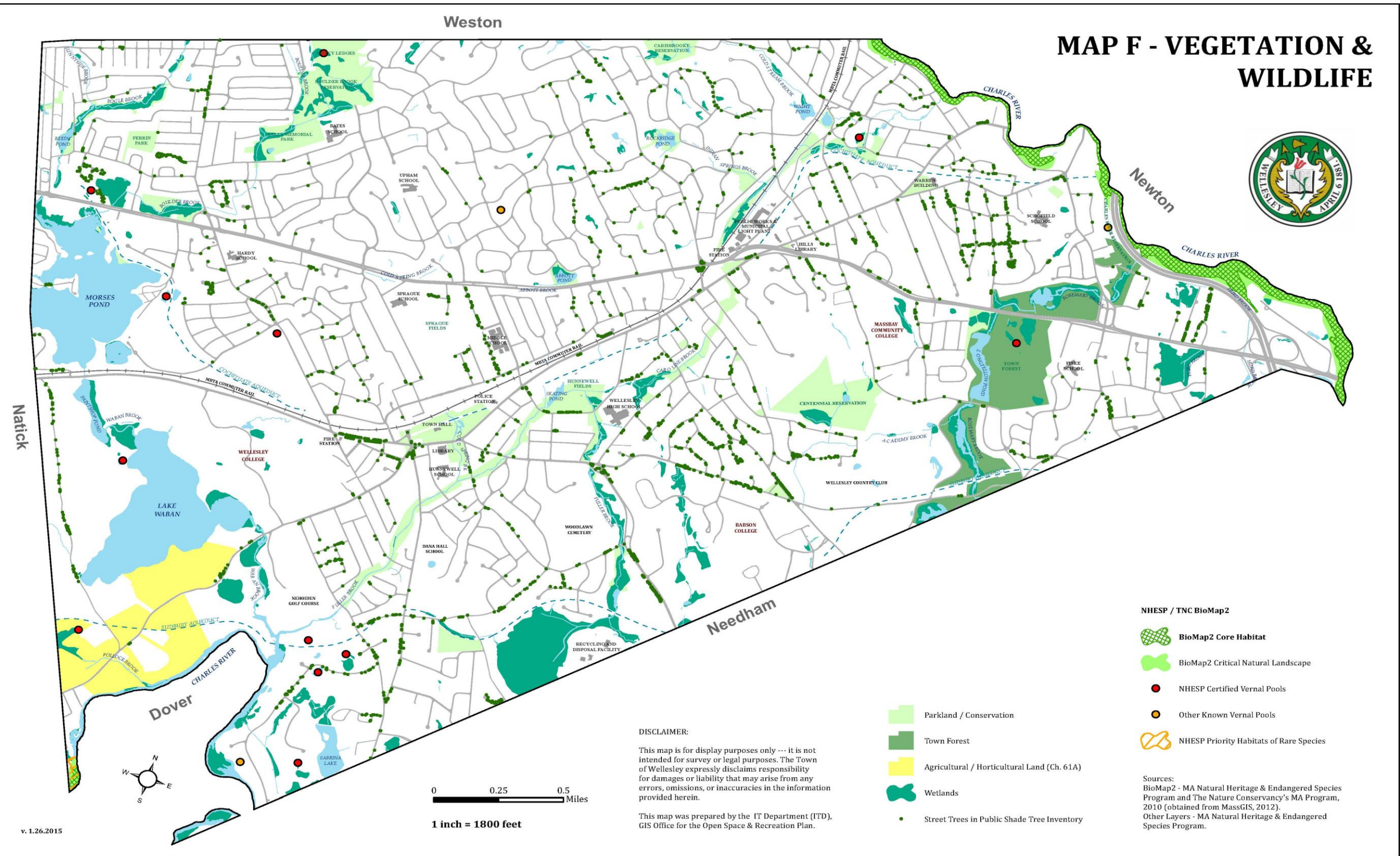
Our forests reduce heating and cooling needs for residential buildings, reduce the "urban heat island effect" (localized heating due to the preponderance of black topped surfaces), reduce rainfall runoff and consequent erosion (thereby improving water quality and quicker re-charge of local aquifers), function as habitat for wildlife and reduce global warming.

#### **Wellesley's Public Urban Forest**

Our "public urban forest" along Wellesley's streets and in our parks is well tended, with more than one hundred new trees planted in these areas each year. For the past several years, \$40,000 was budgeted for the planting of new trees. A listing of Champion Trees is available at Town Hall in the NRC offices, as well as maps identifying trees on Town Hall grounds.

Also in 2007, the NRC continued to work with the Massachusetts Urban Forestry Division and the Parks Division of the Dept. of Public Works in the development of a Tree Inventory Program. The State has developed a database computer system entitled "TreeKeeper" that will assist the Town in developing an effective database system to track the health, location, and other information on the Town's trees. Davey Tree Company has partnered with the state in providing the software free to the Town for three years in order to help it develop this tree inventory









system. The NRC is working with the Town GIS Department and the DPW to further develop this important database system.

On June 5, 2013 the Massachusetts Department of Conservation and Recreation (DCR) presented an urban and community forestry award to the Town of Wellesley. The award was the **Tree City USA Award**, sponsored by the National Arbor Day Foundation in recognition of communities that are making a significant commitment to urban and community forestry. Tree City USA Awards recognize communities which meet four standards, including having a tree board or tree department, spending at least \$2 per capita on urban forestry, enforcing laws that protect public trees, and holding an Arbor Day celebration. Wellesley received this award for the 30<sup>th</sup> consecutive year. Only 88 of the 351 towns and cities in Massachusetts have ever received this annual award, and Wellesley has received it longer than any other.

Another award presented to the Town was the **Massachusetts Sustainable Community Forestry Award** for achieving a particularly high standard of community forest management which met stringent criteria, including the adoption of a sound forest management plan, professional staffing, strong inter-agency coordination, current status as a Tree City USA, and more. Twenty-two Massachusetts municipalities received this award.

In the spring of 2007, 800 priority “public urban forest” trees were sprayed for Winter Moth infestation in May. This infestation was determined to be a substantial environmental threat to the overall health of Wellesley’s Community Forest, and a new and highly effective product, named “Conserv,” was used to combat the infestation. In 2011, scientists from the University of Massachusetts, Amherst released parasitic flies to control the moths and believe they are on the verge of converting winter moth to a non-pest.<sup>xxi</sup>

### **Wellesley’s Public Community Forest**

Wellesley’s Town Forest, Carisbrooke Reservation and the Hemlock Gorge Reservation are examples of our protected “public community forest”. These are managed as wildlife habitat areas and are prime examples of New England woodland areas with typical white pines and red oaks providing overhead shelter for understory vegetation of more delicate shrubs and smaller trees like dogwood and mountain laurel. A diversity of species have been left alone to grow for hundreds of years, with some white pines of breathtaking girth, and shagbark hickories of impressive height. During the summer, extensive canopy shades the footpaths, and allows the delicate woodland wildflowers such as the Pink Lady’s Slipper (*Cypripedium acaule*) to survive. On the banks of the Charles River, above the Circular Dam and hidden from view off busy Route 9, can be found an ancient hemlock woodland. This forest is part of the Hemlock Gorge Reservation, owned by MA Department of Conservation and Recreation.

### **Wellesley’s Privately Owned Forest**

Privately owned trees that make up a considerable percentage of Wellesley’s overall forest cover are sustained under historic personal property ownership rights. In general, privately owned trees in Wellesley are well maintained by private property owners, however, as the population of the Town has become more and more dense, lot sizes have become smaller or built out to a greater degree. This has significantly increased the potential impact of changes to buildings, trees and understory vegetation upon neighbors, and much greater care than ever before is needed to avoid such impacts.

Although much of Wellesley’s privately owned trees and understory vegetation is dominated by ornamentally landscaped areas that may require pesticides, a new awareness about the

hazards of pesticides has brought people back full circle to planting native species without the use of chemicals. Many residents have also made conscious efforts to reduce the size of their lawns, and to spread compost instead of relying on concentrated fertilizers. Since trees do better away from sidewalks, street salt and compaction, Wellesley plants street trees between 8-20 feet from the travelled way wherever possible. After a street tree is planted on private property, its care and maintenance becomes the responsibility of the landowner.

## 2. Wetland vegetation

The vegetated wetlands in Wellesley are some of the most important natural resources, offering unique habitat for locally threatened species of Amphibians and the ecosystems they thrive in. These areas may often be identified by the strange-smelling Skunk Cabbage, *Symplocarpus foetidus*, or the early spring song of the peepers, *Hyla crucifer*, who depend on these areas for their survival. The west side of Sabrina Lake is held in trust by the Wellesley Conservation Council, Inc. as the Guernsey Sanctuary. It is a great place to view wetland vegetation and learn its significance within our Town. Wetlands on private land are protected under State Law and cannot be destroyed without equal replication. These areas need to be kept in their natural state to provide habitat and allow for natural water flow.

## 3. Agricultural Lands



The unique combination of agricultural, estate and private college landscaping is what makes this area of Town so special. Several of Wellesley's working farms are located on both sides of Rt. 16 bordering Natick with hayfields, rolling hills, specimen trees, and livestock such as sheep and beef cattle.

Although much of Wellesley's vegetation on private land is dominated by ornamentally landscaped areas that may require pesticides, a new awareness about the hazards of pesticides has brought people back full circle to planting native species without the use of chemicals. Many residents have made a conscious effort to reduce the size of their lawns.

Hunnewell family lands include cow pastures and hayfields forming a bucolic landscape on the southwest side of the Town.

## 4. Vegetation Challenges and Issues

Invasive species such as Asian Bittersweet, Purple Loosestrife, Garlic Mustard, Japanese Knotweed, and European Buckthorn are a growing problem in many wetland and wooded areas left in a semi-wild state. Morses Pond and Paintshop Pond have had problems with Water Chestnut, Eurasian Milfoil and other aquatic weeds. In addition to invasive plants, the main invasive insect species that Wellesley's DPW is currently managing are the Woolly Adelgid Aphid, which attacks Eastern Hemlocks, and Winter Moth, which thrives primarily on young

ornamental trees and fruit trees.

The above invasive species challenges are being tackled by DPW crews as their budgets and work schedules permit. Citizen volunteers play a key role in continuing to combat these species on Earth Day cleanups, regular weed harvesting sessions, and special trail maintenance days.

## **E. Fisheries, Wildlife & Habitat**

A good range of habitats means an interesting variety of wildlife. Wellesley has riparian wetlands such as marshes, streams, the Charles River bordering two sides of the Town, and Lake Waban. Its forests include coniferous, hardwood, mixed woodland; open lands are comprised of parks, natural turf playing fields and wet meadows. Many developed lots also provide shrubs and edge habitat, encouraging backyard birds, butterflies and other species that thrive near man.

Some of the most serious threats to Wellesley's wildlife, other than cars, are unrestricted pets and pesticide use. Cats instinctually kill birds at feeders and rodents on lawns. Dogs also can harass and flush out meadow and ground-nesting birds. Wellesley has adopted a leash law requiring dogs to be under the immediate control of their owners at all times, including visits to parks and reservations. A proliferation of "doggie day-care" businesses has caused some problems in Wellesley's parks, leading to the current limit of up to three dogs allowed per person on Town properties, all with Wellesley registration.

Many wildlife species require significant space to survive and reproduce. The size of the habitat may be related to food supply or to the amount of genetic diversity necessary for a healthy population. The Town is no longer able to acquire large amounts of additional open space. It can, however, link together the present open spaces to provide corridors for people and wildlife. The Sudbury and Cochituate aqueducts, for example, can and do serve as important links for wildlife needing corridors to roam safely over longer distances.

### **1. Informal Wildlife Inventory**

The Wellesley Conservation Council, Inc., a private conservation group, compiled a list of birds sighted in Birds of Wellesley. However, since it was published in 1988, there has been a slow decrease in bird populations. According to one long-time Wellesley birder, Alice Cestari, "in some cases the decline has been quite dramatic; what open space we have is constantly being threatened by its boundaries being developed and house sizes increased." Cestari and other birders appreciate the remaining high-value habitat locations in Town. At Maugus Hill/Centennial Park, red tail hawks can always be found, sometimes thrushes, and in the meadows, "bobolinks in big numbers could come back." Wellesley College's wetlands are also seen as prime habitat, and the hazardous waste restoration project at Paintshop Pond has reclaimed this area as a significant wildlife habitat.

At Carisbrooke Reservation and Parametrium Pond, 2006 observations included nesting orioles, pleated woodpecker, kingbird and catbird. Many bird species can be found around Morses Pond, the less common ones seen recently include various herons, wood duck, pine warbler, grebe, cormorant, hooded merganser, turkey vulture, kingfisher and even osprey.

Small mammals are often sighted near backyard feeders and gardens: raccoons, red and gray squirrels, opossums and woodchucks. On summer evenings bats can be seen catching insects in the twilight. Larger mammals include both red and grey foxes, skunks, an occasional beaver and coyotes. The deer population has increased markedly since the last Open Space Report was updated. Animal Control Officer, Sue Webb, reported several moose visits to Wellesley, the



most recent one when a bull-moose calf waded across Morse's Pond and disappeared into Natick in 2003. Webb was awed to pick up a "fine healthy specimen" of a river otter in 2005, which had been killed on a roadside near the Charles River. She contributed this animal to the Needham Science Center for educational purposes.

Reptiles include several species of turtles and non-poisonous snakes. Amphibians are represented by various frogs, toads and salamanders. With Wellesley's Pesticide Awareness and Reduction program, insects are abundant, including dragonflies, butterflies, hummingbird moths, crickets, locusts, cicada killers, grasshoppers, praying mantises and mosquitoes. Gypsy moth outbreaks are a cyclic phenomenon. Winter moth, a recent invader from Asia and the west coast, increased markedly in 2006-2007, prompting the development of a Town prevention and treatment program which also includes a public education component. (See more info in Section D.1 Vegetation: Urban and Community Forest)

Freshwater fish provide a good deal of pleasure and interest, while keeping down the population of mosquitoes. Bass, sunfish, carp, bullheads and perch provide sport in the larger lakes and ponds. Large eels have been found in Morses Pond (see American Eel information below). Each year white suckers pack Fuller Brook on their way upstream from the Charles River to breed.

## 2. Fisheries of the Charles River

Since Wellesley's previous Open Space and Recreation Plan was written, there have been a new recognition of the Charles River's wildlife habitat, and a better understanding of the fish species that have migrated for millennia from fresh water out to the Atlantic Ocean and back. These anadromous species include River Herring, Atlantic Shad and American Eels. The State has aided in recovery of these species by constructing fish ladders, a series of baffles which fish jump over like stairs of running water.

Wellesley has four dams, with only two having functioning fish ladders at Finlay and Cordingly dams. The other two, Metropolitan Circular Dam and Silk Mill Dam are not passable. When regularly maintained, the Finlay and Cordingly structures can play a significant role helping to re-establish once-abundant fish, especially Blueback Herring and Alewives.



For American Eels, it is a long journey to Wellesley from the Sargasso Sea in the deep Atlantic. The young "elvers" may someday be assisted by new "eelavators"- ramp structures where eels can wriggle up - now being developed by Marine Fisheries for use on the side of dams. However, with eels having been spotted not long ago in Wellesley's ponds, it is likely that they will return as soon as they can reach above the dams.

The importance of giving fish the means to travel upstream past dams has been recognized by state and federal officials. Local "Stream Team" volunteers have been keeping watch over the ladders and their condition each spring. In the Wellesley- Needham area, the Nonantum to Cutler Park group, (known as the "No Nasties Stream Team") has been active with this task for the last decade. Under the training of the Charles River Watershed Association, local volunteers do water quality testing, clear debris from fishways, and make annual progress in cleaning up the river.

Researchers such as Brad Chase and Kristin Ferry at the MA Division of Marine Fisheries have determined that habitat for these anadromous fish and eels in Wellesley, Needham and the upstream Towns is more than adequate for spawning. They stress the importance of local leadership and volunteerism in conserving that habitat and in keeping Finlay and Cordingly fish ladders in good working order every spring. However, the obstruction at the Metropolitan Circular Dam in Wellesley prohibits passage upstream into Needham and beyond.

### 3. Corridors for Wildlife Migration

Wildlife corridors include the Charles River mainstream, six tributary stream corridors and two aqueducts providing linear greenways through the Town. In addition to the Charles River and its tributaries, particular mention must be made of the Town Forest that encompasses Rosemary Brook from the Needham town line to the Charles River, and the land around the Recycling and Disposal Facility that connects to Ridge Hill Reservation in Needham. Larger mammals such as red fox and deer depend on these areas in order to move long distances in search of food. Dense wooded areas and free access to water are essential for staying healthy and rearing young.

### 4. Rare, Threatened and Endangered Species

According to the Natural Heritage and Endangered Species Program (NHESP) of the Massachusetts Division of Fisheries and Wildlife, there are no identified rare wetlands species habitats in the Town of Wellesley. However, the Program does identify twelve certified vernal pools within the Town<sup>xxiii</sup> which include the north shore of Sabrina Lake in the Guernsey Sanctuary, the northerly corner of the Wellesley College “North 40” on Weston Road, two in the Boulder Brook Reservation, Boulder Brook where it crosses Route 9, and near Cold Stream Brook in the Farms area. One wildflower, *Claytonia virginica*, the Spring Beauty, was listed with the Massachusetts Natural Heritage Program in 1981 and has been observed along the Cochituate Aqueduct near Forest Street.

**Table 4: Rare and Threatened Species**

Taxonomic Group	Scientific Name	Common Name	State Rank	Most Recent Observation
Amphibian	<i>Hemidactylium scutatum</i>	Four-toed Salamander	SC	1907
Amphibian	<i>Scaphiopus holbrookii</i>	Eastern Spadefoot	T	1924
Bird	<i>Circus cyaneus</i>	Norther Harrier	T	1878
Bird	<i>Vermivora chrysoptera</i>	Golden-Winged Warbler	E	1897
Dragonfly/ Damselfly	<i>Enallagma laterale</i>	New England Bluet	SC	1895
Dragonfly/ Damselfly	<i>Ophiogomphus asperses</i>	Brook Snaketail	SC	1894
Beetle	<i>Cicindela purpurea</i>	Purple Tiger Beetle	SC	1906
Beetle	<i>Cicindela rufiventris hentzii</i>	Hentz's Redbelly Tiger Beetle	T	1971
Butterfly/Moth	<i>Erynnis persius persius</i>	Persius Duskywing	E	1942

Taxonomic Group	Scientific Name	Common Name	State Rank	Most Recent Observation
Vascular Plant	<i>Aristida purpurascens</i>	Purple Needlegrass	T	1908
Vascular Plant	<i>Asclepias purpurascens</i>	Purple Milkweed	E	1896
Vascular Plant	<i>Asclepias verticillata</i>	Linear-Leaved Milkweed	T	1909
Vascular Plant	<i>Claytonia virginica</i>	Narrow-Leaved Spring Beauty	E	1981
Vascular Plant	<i>Eupatorium aromaticum</i>	Lesser Snakeroot	E	1891
Vascular Plant	<i>Liatris borealis</i>	New England Blazing Star	SC	1915
Vascular Plant	<i>Prenanthes serpentina</i>	Lion's Foot	E	1915
Vascular Plant	<i>Rotala ramosior</i>	Toothcup	E	1908
Vascular Plant	<i>Sphenopholis nitida</i>	Shining Wedgegrass	T	1908
Vascular Plant	<i>Verbena simplex</i>	Narrow-Leaved Vervain	E	1890

E: Endangered, T: Threatened, SC: Special Concern

## 5. Priority Habitat

Wellesley has two small areas designated on state GIS maps as Priority Habitat: along the northern shore of the Charles River at Elm Bank and a small area in the Cochituate Aqueduct between Forest Street and Laurel Avenue. Priority Habitat Areas indicate where the NHESP estimates the existence of habitat for state-listed rare species. These estimates are made on the basis of species population records, habitat requirement, and landscape information. Priority Habitats are not protected by law, but the rare species that may use these habitats are protected.

## 6. “BioMap” Core Habitat and Supporting Natural Landscape

In 2012, the NHESP developed the state BioMap2 to identify areas in Massachusetts where the biodiversity of the state is most in need of protection.<sup>xxiii</sup> The map focuses especially on state-listed rare species and on natural communities of plants and animals that exemplify the biodiversity of the state. The BioMap is divided into two categories: Core Habitat and Critical Natural Landscape. *Core Habitat identifies key areas that are critical for the long-term persistence of rare species and other Species of Conservation Concern, as well as a wide diversity of natural communities and intact ecosystems across the Commonwealth. Protection of Core Habitats will contribute to the conservation of specific elements of biodiversity. Critical Natural Landscape identifies large natural Landscape Blocks that are minimally impacted by development. If protected, these areas will provide habitat for wide-ranging native species, support intact ecological processes, maintain connectivity among habitats, and enhance ecological resilience to natural and anthropogenic disturbances in a rapidly changing world. Areas delineated as Critical Natural Landscape also include buffering upland around wetland, coastal, and aquatic Core Habitats to help ensure their long-term integrity.* Two Core Habitats and two Critical Natural Landscapes that border Wellesley were identified in the BioMap2, described as follows:

## **Core Habitats**

**Core 1609** (Note: This area encompasses the Charles River and its buffer located along the south west border between Wellesley and Natick and only a small portion of the area is located in Wellesley).

A 25-acre Core Habitat featuring Aquatic Core and a Species of Conservation Concern. Aquatic Cores are integrated and functional ecosystems for fish species and other aquatic Species of Conservation Concern. To delineate these, BioMap2 identified intact river corridors within which important physical and ecological processes of the river or stream occur. To identify those areas integrally connected to each river and stream, each river segment was buffered 30 meters. All wetlands wholly or partially contained within this buffer were then included, and the combination of the river channel, the adjacent buffer, and the connected wetlands make up the riverine Core Habitat. Triangle Floaters are freshwater mussels commonly found in low-gradient river reaches with sand and gravel substrates and low to moderate water velocities, although they are found in a wide range of substrate and flow conditions.

**Core 1868** (Note: This area encompasses the Charles River and its buffer located along the north east border between Wellesley, Newton and Weston and only a small portion of the area is located in Wellesley).

A 3,095-acre Core Habitat featuring Aquatic Core, a Priority Natural Community, and Species of Conservation Concern. Aquatic Cores are integrated and functional ecosystems for fish species and other aquatic Species of Conservation Concern. To delineate these, BioMap2 identified intact river corridors within which important physical and ecological processes of the river or stream occur. To identify those areas integrally connected to each river and stream, each river segment was buffered 30 meters. All wetlands wholly or partially contained within this buffer were then included, and the combination of the river channel, the adjacent buffer, and the connected wetlands make up the riverine Core Habitat. Level Bogs are dwarf-shrub peatlands, generally with pronounced hummocks and hollows in sphagnum moss. These wetland communities are very acidic and nutrient-poor because the peat isolates them from nutrients in groundwater and streams. This small bog in the midst of an urban park is in very good condition despite occasional buckthorn plants. It is protected and buffered from disturbance by a surrounding shrub swamp. Long's Bulrush is globally rare, robust sedge of open peaty wetlands. In Massachusetts, Long's Bulrush is known to occur in acidic fen and wet meadow communities associated with rivers. Britton's violet is known to occur in acidic fen and wet meadow communities associated with rivers. Britton's violet is a low-growing, herbaceous perennial found along the edges of floodplains of freshwater rivers. Creepers are freshwater mussels that inhabit low-gradient reaches of small to large rivers with sand or gravel substrates. Cool to warm water with diverse fish assemblages best support Creepers. Umber Shadowdragons are dragonflies that are found on lakes with rocky shores and medium to large rivers that have relatively little aquatic vegetation. Shadowdragons fly only at dusk when they feed and mate in a frenzy of activity.

Adult and juvenile Blue-spotted Salamanders inhabit upland forests during most of the year, where they reside in small-mammal burrows and other subsurface retreats. Adults migrate during late winter or early spring to breed in vernal pools and fish-free areas of swamps, marshes, or similar wetlands. Larvae metamorphose in late summer or early fall, whereupon they disperse into upland forest.

## **Critical Natural Landscape Summaries**

**CNL 822** (Note: This area encompasses the Charles River and its buffer located along the south west border between Wellesley and Natick and only a small portion of the area is located in Wellesley).

A 44-acre Critical Natural Landscape featuring Aquatic Core Buffer. A variety of analyses were used to identify protective upland buffers around wetlands and rivers. One, the variable width buffers methodology, included the most intact areas around each wetland and river, by extending deeper into surrounding unfragmented habitats than into developed areas adjacent to each wetland. Other upland buffers were identified through the rare species habitat analysis. In this way, the conservation of wetland



buffers will support the habitats and functionality of each wetland, and also include adjacent uplands that are important for many species that move between habitat types.

**CNL 920** (Note: This area encompasses the Charles River and its buffer located along the north east border between Wellesley, Newton and Weston and only a small portion of the area is located in Wellesley).

A 3,352-acre Critical Natural Landscape featuring Aquatic Core Buffer and Wetland Core Buffer. A variety of analyses were used to identify protective upland buffers around wetlands and rivers. One, the variable width buffers methodology, included the most intact areas around each wetland and river, by extending deeper into surrounding unfragmented habitats than into developed areas adjacent to each wetland. Other upland buffers were identified through the rare species habitat analysis. In this way, the conservation of wetland buffers will support the habitats and functionality of each wetland, and also include adjacent uplands that are important for many species that move between habitat types.

## **F. Scenic Resources and Unique Environments**

### **1. Scenic Landscapes**

The Town's streets and parks have been planned and are maintained to high standards, allowing for many otherwise average suburban landscapes to be deemed "scenic." Whether one is driving through one of the many landscaped intersections, parking at the Wellesley Farms train station, walking along the Fuller Brook path, or stopping to use the library or Town hall, there is a scenic landscape to enjoy in any season. More information about Wellesley's Unique Features can be seen in Map 5 –Unique Features.

### **2. Scenic Roads**

In addition to the gateway avenues, Wellesley contains a number of scenic roads that represent the Town's more rural, rustic side. These roads are protected by special regulations so that trees and stone walls within scenic roads and scenic road layouts will be protected and will not be altered except after a public hearing following notification of interested parties and after consideration of the work project by the Planning Board. These include the following:

- Benvenue Street
- Brookside Road
- Cheney Drive
- The Waterway/Brookway
- Cartwright Road
- Pond Road
- Squirrel Road

### **3. Scenic Vistas**

Some of the most accessible scenic vistas in the Town are the views across Lake Waban and Morses Pond. The view from Wellesley College across Lake Waban is protected to some extent by deed restrictions on land on Pond Road, but the view from Pond Street to Wellesley College is equally expressive of the character of this portion of the Town. Scenic views across Morses Pond include those from the Town beach, the aqueduct and Pickerel Point. Other important scenic vistas include the view southward from Rocky Ledges in Boulder Brook Reservation; views from the top of Maugus Hill southeasterly across the Massachusetts Bay Community College land and Centennial Park; and views down the Charles River from the Mary Hunnewell Fyffe Footbridge at Cordingly Falls.

#### 4. Urban Streetscapes

One unique feature that defines Wellesley's character, especially in the Wellesley Square area, is the presence of *gateway avenues* that make a stately or scenic transition from residential and institutional areas into the Town's civic and commercial centers. These gateway avenues could be incorporated into the linkages among open space and cultural resources that have been identified as priorities for planning. They often include flowering shrubs and perennials which help calm traffic. These avenues include:

- **From Natick Square**, Central Street passes the landscaped grounds of Wellesley College before arriving at the Weston Road intersection, where the edge of the business area is defined by three distinctive structures: the Wellesley College gateway, the fire station and the private building at the intersection of Central Street and Weston Road.
- **From South Natick**, Washington Street's character is first defined by the Hunnewell Estates historic district, where cows graze near a picturesque red barn. It then continues past Wellesley College and its Nehoiden Golf Course, passes through the Cottage Street Historic District, and arrives at Wellesley Square and Town Hall.
- **From Needham**, three gateway avenues lead into Wellesley: Grove Street, passing Dana Hall School and Fuller Brook Path; Great Plain Avenue with its formal transition to Wellesley Avenue at the rotary; and Forest Street passing by Babson College and the Wellesley Country Club.
- **At Wellesley Hills Square**, Elm Park<sup>xxiv</sup> in Wellesley Hills was redesigned by Wellesley's landscape designer and horticulturist Cricket Vlass, with financial support from the Wellesley Hills Garden Club and the Community Preservation Act. Brick paths, perennial and shrub borders and new picnic tables are some of the features that enhance the charm of this gateway.

Additional gateways are less obvious, but perhaps have more potential for change (positive or negative) and should therefore be considered carefully as part of development planning:

- **From Weston Road** and Worcester Street (Route 9), Weston Road passes the "Woodlands" neighborhood and Wellesley College's "North 40" before crossing the bridge into Wellesley Square. This area has strong potential for change in character: both the way in which the Weston Road bridge is replaced or rebuilt and any development on the "North 40" can have a great impact on the character of this entrance to Wellesley Square.
- **From Cliff Road**: entry from the north, and from exits off the Mass Turnpike and Rt. 30. Bordered by stately homes, the area impresses with its distinctly suburban character and old-growth trees.

At Lower Falls, there are two gateways: the bridge over the Charles River (at the Lower Falls Wine Company in Newton) from the east, and the intersection of Washington and Walnut Streets at the Warren Park from the west.

#### 5. Major Characteristics and Unique Environments

Wellesley's special quality stems from its history as an attractive green college town. Generous

land gifts to the Town at the time of incorporation gave Wellesley a head start on its present open space system. Still, much of Wellesley's open space is private, not public. Wellesley College, Babson College, Dana Hall, Tenacre Country Day School, and the Wellesley Country Club are among the major private institutional landowners. Major private estates are concentrated in the southwest corner of Town. Massachusetts Bay Community College, a state institution, has large holdings on Oakland Street. This non-town owned open space contributes greatly to the suburban character of Wellesley. Any development of these lands will bring major changes to that character.

Two of Wellesley's boundaries are formed by the Charles River. The river enters the Town from Natick and Dover, then detours sharply south into Dedham and Needham, returning to shape Wellesley's boundary with Newton at the falls. Public access to the river in the southwest is very limited. The river is most widely enjoyed in the northeastern "Lower Falls" section where public parkland provides access.

Two aqueducts: the Cochituate which is largely Town-owned, and the Sudbury which is MWRA-owned, cross Wellesley west to east. They provide interrupted trails along their rights-of-way. Bridges and weirs on the aqueducts are listed on the National Register of Historic Places.

Other key elements in the character of Wellesley are its high quality drinking water supply, a convenient location, and an excellent, though congested, transportation network. Wellesley blends suburban, commercial and rural landscapes in a way that appeals to many people. Protection of this diversity of landscapes is the key to preserving Wellesley's character. The pressure of development must be guided and limited by appropriate bylaws so that residential, recreational and natural resource values are not lost. Protection of a diversity of housing choices is also essential to a balanced, viable community.

## 6. Cultural, Archeological and Historic Areas

Cultural resources are those aspects of the environment that reflect the activities and contributions of the human inhabitants of an area. They include historic buildings and structures, scenic roads and landscapes, important institutions and landmarks, village and urban streetscapes. Together with an area's natural resources, these cultural resources define the area's unique character. **Map 2 – Unique Features and Historical Resources** illustrates historical resources in Wellesley.

Wellesley is rich in cultural resources, owing to particular aspects of its history and development within the Boston metropolitan area and to the civic commitment of its residents over time. The influence of several individuals and families – as property owners, philanthropists and landscape designers – has given a stately and gracious air to areas like Wellesley College and Wellesley Square.

The Hunnewell family in particular has designed and contributed important public buildings and grounds to the community, including the Town Hall and its grounds, and a notable collection of private estates at the southwesterly edge of the Town which make up the "Hunnewell Estates Historic District". The regional public works and transportation projects of the late nineteenth and early twentieth centuries also made their mark on the community, providing Richardson railroad stations (of which only the Wellesley Farms Station survives) and the linear greenways of the Cochituate and Sudbury Aqueducts. The Town's educational institutions continue to contribute to Wellesley's cultural environment, through both the prominence of their campuses and the cultural richness and diversity that they bring to the community.

Recycled buildings lend a sense of history and stability to Wellesley's downtown areas, including the Community Playhouse (now "Playhouse Square") where many senior residents remember seeing the country's first movies. The stone and brick train station at Wellesley Hills now houses retail shops, but retains its Richardsonian façade.

## **7. Historic and Cultural Resources**

The town that became Wellesley in 1881 began as part of Dedham and then Needham. It was a modest farming town in the late eighteenth and early nineteenth centuries and, as a result, lacks the imposing colonial and Federal-era buildings found in the colonial town centers of other communities. With the arrival of the railroad in the mid-nineteenth century, the Town began to attract notice as a summer community for Boston residents. A few wealthy businessmen began building estates, Wellesley College was founded in 1875, and within a few decades, the Town was on its way to becoming an attractive and affluent commuter suburb of Boston.

Like the National Register listing, a State Register listing only requires that a review for impacts be conducted if a state-funded project will affect the property. It does not otherwise affect an owner's ability to change or demolish the property. Listing on the State Register, however, makes the property eligible for some historic preservation grants administered by the Massachusetts Historical Commission.

Historic preservation easements are another preservation option. They are voluntary agreements between property owners and a historic preservation organization recognized by the IRS. The easement restricts specified kinds of changes to the property and the donor conveys certain rights over the property to the easement-holding organization, which then has the legal authority to enforce the terms of the easement.

Wellesley is a town with a rich civic past, and a heritage of public and private buildings, yet many areas and structures have not been recognized for their contribution to the history of the Town and region. Although a few structures have been recognized through nomination to the National Register of Historic Places, only one local historic district (on Cottage Street and Weston Road) has been designated by the Town. The designated buildings and areas are as follows:

### **Local Historic District:**

- Cottage Street (including portion of Weston Road)

### **National Register of Historic Places:**

- Cochituate Aqueduct Linear District (portion)
- Sudbury Aqueduct Linear District (portion)
- Elm Bank (portion)
- Water Supply System of Metropolitan Boston (portion)
- Hunnewell Estates Historic district
- Intermediate Building, 324 Washington St.
- Moulton Eaton Mill, 37 Walnut St.
- Wellesley Farms RR Station, Croton St. Ext.
- Wellesley Town Hall, 525 Washington St.
- Fuller Brook Park

A 1990 survey of residential areas in the Town, covering only the period since the Town's



incorporation in 1889, recommended the following eight areas for nomination to the National Register of Historic Places:

- **Belvedere Estates** - Period of significance: 1896-1930
- **Albion Clapp's, Cliff Road** - Period of significance: 1860s - 1930s
- **College Heights/Curve Street** - Period of significance: mid-1870s - 1930s
- **Dana Hall area/Elmdale Park** - Period of significance: 1905 - 1936
- **Glen Road area/Riverdale** - Period of significance: ca. 1914 - 1925
- **Cedar Street and River Ridge** - Period of significance: 1880s - 1910s
- **Cliff Estates** - Period of significance: 1929 - ca. 1940
- **Wellesley Gardens** - Period of significance: 1920s

The survey report also recommended that the area of Wellesley between Washington Street and the Charles River at Schaller Street should be added to the existing John Eliot Historic District in South Natick. In addition, a number of other properties throughout the Town have been determined to be eligible for nomination to the National Register, including the Wellesley Hills Branch Library, and Fuller Brook Park.

As noted already, the 1990 survey covered only residential areas that were developed after 1889. Inventory forms have been prepared for most of the buildings in the Town, but no comprehensive evaluation has been made of older residential neighborhoods (other than the Cottage Street Local Historic District), or of any of the Town's commercial districts. These latter areas are certainly of great importance in defining Wellesley's character, since they contain the majority of public buildings and have been the centers of community activity and growth throughout its history.

The files of the Massachusetts Historical Commission include evaluations of the historical significance of a number of structures and areas in Wellesley. In addition to those areas already included on the National Register (either individually or as contributing elements of existing districts), these files identify the Weston Road and Kingsbury Street Bridges and the Wellesley College Campus as eligible for nomination to the National Register.

A number of other significant historic resources, not yet designated or protected, have been identified from a number of sources. These include the following:

- **Town Hall Grounds:** The grounds were planned by Horatio Hollis Hunnewell and are essential to the design integrity of the Town Hall. Recognition of this resource is currently a primary concern of the Historical Commission. The Natural Resources Commission has extensive guidelines for maintenance and restoration of grounds in harmony with original 1899 plan.
- **Fuller Brook Park:** This linear park historically developed as a gracious link among several early twentieth-century residential subdivisions, and remains a beautiful as well as practical element of the community. While continuing to connect and define these neighborhoods, the park has great potential to expand its role as part of a Town-wide pathway system linking the entire community together. Combined with the Cochituate Aqueduct (another historic resource), the Fuller Brook Path might provide a link to Natick. CPA funding was received in 2006, beginning the process to place the park on the National Register of Historic Places.
- **Wellesley Hills Area:** Wellesley Hills contains a concentration of distinctive buildings that reflect the area's evolution as an important village within the Town. These

structures include the Clock Tower (and Elm Park within which the Clock Tower is located), the Wellesley Hills Branch Library, the Wellesley Hills Railroad Station, and the Unitarian Church.

- **Baker Estate:** Guernsey Sanctuary and Susan Lee Sanctuary. Open space owned by Wellesley Conservation Council, Inc. at the Needham line.

MBTA's Commuter Rail serves the Town at the Square, the Hills, and Farms Stations. The Wellesley Farms Station and Grounds, a collaboration between H. H. Richardson and Frederick Law Olmsted, is listed on the National Register of Historic Places. Wellesley's historic homes up to 1881 are marked by date plaques provided by the Wellesley Historical Commission. CPA funds were approved for restoration of Wellesley Farms Station in 2005. Protection of all historic buildings, an inventory of gravestones and the protection of the stone bridges along Fuller Brook Parkway are all urgently needed.

One of the best-known landmarks in Wellesley is the pink stone Town Hall, built in 1887 and restored in 1985. The building, its park-like arboretum, and its beloved duck pond are Wellesley's signature. Surprisingly, the next-best-known landmark is Wellesley's Recycling and Disposal Facility ("RDF"). This disposal site is internationally known for its well-organized recycling center and park-like appearance.

## 8. Demolition Delay

Many Massachusetts communities have established "demolition delay" for structures of historic significance. When a property owner files for a demolition permit on a structure deemed historically significant, there is a delay period of six months to a year while an effort is made to find a use for the property that will not require demolition of the structure.

The law is designed to alert property owners to the historic significance of the property and encourage them to find a use or buyer willing to use the historic property. Town Meeting has twice declined to enact a demolition delay bylaw in Wellesley. One approach to continuing concerns is the establishment of Neighborhood Conservation Districts. A resource for potential Neighborhood Conservation District studies is the recent publication from the National Park Service, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*.

## 9. Areas of Critical Environmental Concern

The State of Massachusetts has a program to designate Areas of Critical Environmental Concern (ACECs). These areas are qualified on a set of requirements and a nomination process. Wellesley has no designated or proposed ACECs within the Town.

## G. Environmental Challenges

Open space and environmental planning is faced with the following challenges:

- The increased use of Wellesley's active recreation space exerts significant pressure on the Town to convert some of its passive recreation space to active space.
- Wellesley's built-out condition and high property values preclude the acquisition of significant amounts of open space.

- Significant open space areas are either held by institutions or are in tax abatement programs that provide limited protection against development.

### 1. Hazardous Waste Sites

According to data from the Massachusetts Department of Environmental Protection, Wellesley has two significant hazardous waste sites: The old Paint Shop site adjacent to Paint Shop Pond (identified in 1986) and Alumnae Valley west of College Road (identified in 2001).

Paint Shop Pond had one of the most serious chemical contaminations in the state until it was remediated by Wellesley College in 2003 and 2004. The arsenic and chromium-laden waste was dumped from a large paint pigment factory, which functioned east of the pond from 1880's to 1930's. The toxic waste had affected nearly 40 acres of a former wildlife habitat, killed amphibians, and rendered soils too toxic for plant growth.

**Table 5: Activity and Use Limitation Hazardous Waste Sites in Wellesley**

Release Address	RTN	Site Name/ Location Aid	Compliance Status	Date	Phase
CENTRAL ST RTE 135	3-0000462	PAINTSHOP POND	TIER I	9/9/1994	
453 WASHINGTON ST	3-0001622	MOBIL STATION 01 185	RAO	11/29/199 5	
93 WORCESTER ST	3-0002570	MA DPW	RAO	6/29/2001	PHASE II
COLLEGE RD	3-0011326	BABSON HALL	688	Norfolk	RAO
453 WASHINGTON ST	3-0011892	MOBIL GAS STATION	RAO	11/29/199 5	
455 WORCESTER ST	3-0013155	PUBLIC WORKS YARD	RAO	4/13/1999	PHASE III
106 CENTRAL ST	3-0013767	WELLESLEY COLLEGE ALUMNAE HALL	RAO	5/13/1997	
106 CENTRAL ST	3-0021374	ALUMNAE VALLEY WEST OF COLLEGE RD	RAO	12/29/200 5	PHASE II
79 OAK ST	3-0022918	SPRAGUE SCHOOL ATHLETIC FIELDS	RAO	8/19/2009	
2 MUNICIPAL WAY FMRLY 455 WORCESTER ST	3-0025947	DPW AND MLP PROPERTIES	RAO	6/4/2010	PHASE II
462 WASHINGTON STREET	3-0031847	COMMERCIAL BUILDING	PSC	10/16/201 4	

The pond's cleanup process involved state and federal agencies, the firm of Haley and Aldrich, and the Facilities staff of the College in creative problem-solving and a commitment to state-of-the-art land reclamation. The pond was drained using a by-pass pump at the Rt. 135 culvert. 30,000 cubic yards of dredge spoils were put in a lined container instead of being trucked off-site. That impervious container is now completely hidden under a natural turf playing field;

nearby leachate is tested twice a year by Haley and Aldrich. Overall, the results of the project are impressive by any standard: 7.3 acres of wetlands have been replicated, a newly landscaped “Alumnae Valley” boasts public paths and a long curving bench for walkers to rest and enjoy sunset over the now healthy pond. Three playing fields, track and stadium have taken the place of parking lots. In Wellesley College’s effort to increase sustainability and beauty of the campus, paved surfaces have been reduced by 5.7 acres.

As noted in Table 5, there have been additional hazardous waste issues in Wellesley. However, 8 of the 11 sites listed in Table 4 have an RAO compliance status. “This statement asserts that response actions were sufficient to achieve a level of no significant risk or at least ensure that all substantial hazards were eliminated.”<sup>xxv</sup>

## 2. Landfills

The *Groundwater Protection Study*<sup>xxvi</sup> prepared for the Town by MAPC in 1982 identified four sites in the Waban Brook and Rosemary Brook basins that had been used in the past to dump solid waste.

- An area east of the Morses Pond pumping station was used for a brief period in 1980 to dump ballast from the railroad. Materials were removed within one month of disposal per order of the Massachusetts Department of Environmental Quality Engineering, and test results indicated no evidence of pollution of the Morses Pond wells.

A portion of the Wellesley College “North 40” off Turner Road was used as a temporary dump-and-cover landfill for household wastes during the late 1950s and early 1960s.

The old Paint Shop site, described above, was used to dump approximately one ton of waste. Tests in 1975 and 1982 indicated high levels of various elements in the soil including arsenic, chromium, lead, nickel and zinc.

- Former ash was dumped at Nehoiden Golf Course off Washington Street. Wellesley College has built an equipment shed on the site of the original incinerator. Studies have shown no leachate problems in the nearby Fuller Brook and Lower Waban Brook.
- Closed landfills are at the playing fields between the Middle School on Linden Street and the Sprague Elementary School, were remediated as required by the Mass DEP and now a fully functional playing field.
- The Department of Public Works facility on Woodlawn Avenue is also a closed landfill.

Little testing for pollutants has been performed at sites other than Morses Pond and the old Paint Shop sites.

## 3. Erosion

Areas with steeply sloping land can pose development constraints due to the threat of erosion, sedimentation and related environmental damage. As noted in Section 4.A., there are several areas in Wellesley where the soils are classified by the U.S. Soil Conservation Service as



posing “severe” restrictions for building site development. Most areas in Wellesley that are sensitive to development because of their steep slopes are not threatened. However, the Town should protect the remaining steep slopes on Maugus Hill from inappropriate development, as well as the easterly portion of the Massachusetts Bay Community College property. Both of these areas are currently under the control of the Commonwealth of Massachusetts, and the former area has already been identified as a priority for acquisition in order to connect Centennial Reservation with the Town-owned water tower at the summit of Maugus Hill.

Where development is permitted to occur, the Town should consider the use of pre-development slope characteristics to determine lot size and development density. Land use regulations can be designed to relate the intensity of development to the steepness of the terrain in order to minimize disturbance of the natural stable character of the site. This can be done in two ways. The first approach could be to exclude areas with excessive slopes (e.g., slopes greater than 15 percent) from the calculation of lot size. For example, in a Single Residence District with a required minimum lot area of 30,000 square feet, a lot would need to have at least 30,000 square feet of land with slopes less than 15 percent in order to permit construction of a home.<sup>xxvii</sup>

The second approach to managing development on steeply sloping land is to apply lot size multipliers based on the average slope of the lot. A value for average slope can be calculated and then used to establish multipliers for minimum lot size and permitted coverage, such as the following:

**Table 6: Minimum Lot Size Multipliers**

Average Slope	Lot Multiplier	Permitted Coverage
10% - 15%	1.15	30%
15% - 25%	1.3	20%
Over 25%	1.5	10%

Either approach will impose additional costs on the developer and, ultimately, the homebuyer. These costs will include survey costs to determine pre-development slopes, and increased land costs based on the increased parcel areas necessary to meet minimum lot size requirements. As with any land use regulation, these cost impacts raise issues of equity (since lots with similar characteristics may have been developed to a higher intensity in the past), as well as perhaps rendering some existing lots non-conforming. The desire to control erosion and sedimentation must be balanced against the impact of placing financial burdens on existing property owners; and a more detailed review of existing developable lots in Wellesley would be required to determine the right balance.

#### **4. Chronic Flooding**

Special Flood Areas are designated by FEMA by the 1% annual flood. The 1% annual Flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The base flood elevation is the water-surface elevation of the 1%

annual flood. As noted under “Flood Hazard Areas” in Section 4.C. and Map 6, Wellesley’s floodplains are generally not extensive due to the hilly topography, and most of the Town’s flooding problems are associated with water backup caused by bridge crossings, dams, and excessive hard-scaping such as driveways and parking lots. There are, however, five specific areas subject to chronic flooding:

- Lexington Road, which crosses Boulder Brook just upstream of the Worcester Street crossing near the Natick town line.
- Cedar Brook Road, which crosses Boggle Brook at the outlet of Reed Pond near the Natick line.
- River Street, which runs along the Charles River between Washington Street and Walnut Street.
- #1 Washington Street, bordering the Charles River (opposite River Street).
- Windsor Road, which parallels Academy Brook just south of Centennial Park.

## **5. Sedimentation**

Sedimentation problems are associated with erosion from construction (discussed above), and stormwater runoff from street drains into the Town’s waterways. Several known sedimentation problems are negatively impacting the Town owned ponds including Reeds, Abbotts, and Duck Pond. The Town hopes to address these problems by implementing a Comprehensive Pond Management Plan.

## **6. New Development Impact**

The fact that Wellesley is largely built up means that the remaining undeveloped home sites are usually marginal, with constraints such as shallow bedrock and sharp grade changes. In addition to the problems associated with building on steep slopes, development impacts result from blasting of ledges that frequently create dust problems for neighboring properties and major grade alterations, leading to severe changes in stormwater flow. Many of the remaining lots in the Cliff Estates are currently facing these issues. There is thus a recognized need to restrict the amount of grade change that is allowed in site preparation. The Planning Board recently amended its subdivision regulations with new provisions relating to cuts and fills.

## **7. Surface Water Pollution**

Because of the extensive urbanization of their watersheds, Wellesley’s streams and ponds are susceptible to degradation of water quality. In several cases these issues are regional in nature because the watersheds originate in adjacent communities. Nearly 80 percent of the Morses Pond drainage area is in the Towns of Natick, Wayland and Weston, and about 60 percent of the Rosemary Brook watershed is in the Town of Needham.

There are a number of local actions that Wellesley should consider in addressing point and non-point contamination sources. Specific water resource protection actions that the Town could implement include:

- Require that all development proposals be accompanied by an erosion and sedimentation plan that protects adjacent land and water resources from sedimentation; avoid disturbance to on- and off-site wetlands and sensitive soil and water resource areas; protect existing watercourse networks; and employ stormwater “Best Management Practices” (BMP’s).
- Set limits on the percentage of impervious surfaces in new developments.

- Apply for State and Federal non-point source program funds administered by the Massachusetts Department of Environmental Protection for Town projects involving the design and installation of BMP's, and obtain available technical assistance through the Metropolitan Area Planning Council.

In conjunction with the enactment of BMP regulations, the Town could retain the services of a landscape designer, site development engineer and a forestry consultant, and seek technical assistance through the NRCS (Natural Resource Conservation Service) to review proposals for new subdivisions or commercial developments, in order to ensure conformity with BMP's. Costs associated with development proposal review should be passed back to the applicant through application review fees authorized under Massachusetts law (Chapter 593 of the Acts of 1989). The Planning Board has amended its Subdivision Rules to implement this review fee authority.

## 8. Stormwater Regulations

The Town has begun to address the need to control discharges into stormwater drains by passing the Municipal Stormwater Drainage System Rules and Regulations in 2005, which regulate the type and amount of discharges entering the stormwater system. Through these rules Wellesley complies with the Environmental Protection Agency's Phase II Stormwater Regulations. New Stormwater Regulations are currently being reviewed by the state; Wellesley should be prepared to adapt to stricter standards expected with approval of these regulations.

## 9. Morses Pond Water Quality and Management Plan

Morses Pond, on the Wellesley-Natick town line, is the Town's primary concern for surface water quality. The pond serves multiple uses: several areas along its shores are densely developed for residential uses; the Town has two public water supply wells and a swimming beach on the easterly side; and a major open space corridor (Cochituate Aqueduct) passes along the north and east sides. Morses Pond is also vulnerable to the pressures of urbanization: Worcester Road (Route 9) crosses Bogle and Boulder Brooks, two of the pond's tributaries, just



above their outlets into the pond, with commercial strip development in both Natick and Wellesley; and the drainage of the tributaries contain extensive residential development, including many homes on small lots that are not connected to the public sanitary sewer system.

Water quality in Morses Pond has been of concern to the Town for a number of years, and has been the subject of a number of studies beginning in 1975. The latest study<sup>xxviii</sup>,

completed in 1989, analyzed the flow of nutrients into the pond, the sources of water color, and included recommended management and restoration actions. The study found that Bogle Brook is the principle source of both phosphorus (the limiting nutrient to the pond<sup>xxix</sup>) and suspended solids. Furthermore, between 75 and 90 percent of the phosphorus entering Morses Pond was accounted for in readings taken at the Weston/Wellesley line, which is consistent with the proportion of total water flows in the brook that originate before the brook enters Wellesley.

The study evaluated alternatives for the management of water quality in Morses Pond, and recommended a program of pond management directed to both control of watershed inputs and in-lake management.

The watershed management elements of the program include implementing a public education program and continuing the protection of wetlands in the watershed. In addition, further study was recommended for four types of action: enhancing Reeds Pond to maximize nutrient removal capacity, expanding the Town's street sweeping program within the Boulder Brook watershed, enhancing the wetland area on Elmwood Road on Boulder Brook, and identifying areas along Bogle Brook for construction of new wetlands and/or enhancement of existing wetlands.

The study made four recommendations for in-lake management:

- Periodic treatments to maintain water transparency near the swimming beach.
- Resolution of conflicts between water supply and recreation needs as they relate to chemical treatments with compounds containing aluminum.
- Use of alum to improve the effectiveness of chemical treatments.
- Mechanical weed harvesting to reduce the amount of plant biomass in the pond.

The Department of Public Works is currently engaged in the next phase of this project, studying the implementation of the 1989 study's recommendations for wetland enhancement. The DPW (through its environmental consultant) is analyzing a number of Town-owned wetland areas upstream of the pond, determining the appropriate approach and estimated cost for creating "nutrient sinks", that is, areas that will tend to retain a larger proportion of the nutrients that are being carried out of the watershed by the pond's tributaries. The Town is also continuing in-lake treatment, using copper sulfate (rather than alum) for chemical treatments and mechanically harvesting plant growth.

It should be noted that the study did not consider a number of common watershed management techniques – including land use regulation and land acquisition – for inclusion in the program due to the fact that only 22 percent of the watershed area lies within Wellesley and as a result these alternatives were not considered to be cost effective. If they were implemented only within the Town of Wellesley, these alternatives would not result in significant improvements in nutrient loading and water transparency commensurate with the effort needed to implement them. This highlights the need for continuing inter-municipal cooperation in watershed management strategies in this watershed, as well as in the Rosemary Brook watershed.

### **Morses Pond Comprehensive Plan Analysis<sup>xxx</sup>**

Water quality at Morses Pond is assessed prior to the start of treatment, normally in May, early summer, and later in the summer in up to three areas: the north basin, the transition zone to the south basin just south of the islands, and near the town beach at the south end of the pond.

Visual and water quality checks are made on an as needed basis, as part of normal operations or in response to complaints, major storms, or town needs. The complete water quality record for 2013 incorporates field and laboratory tests at multiple sites. A summary of phosphorus data for key periods since 2008 is provided in the full report to put the treatments and results in perspective. It is intended that total phosphorus will decrease through the treatment, such that values in the south basin, assessed in the swimming area near the outlet of the pond, will be lower than in the north basin, with the transition zone exhibiting intermediate values. Based on data collected since the early 1980s, total phosphorus in the south basin in excess of 20 ug/L tends to lead to algal blooms, while values <20 ug/L minimize blooms and values near 10 ug/L lead to highly desirable conditions.

Dissolved phosphorus, summarized in previous annual reports, tends to decline more sharply than total phosphorus, a likely indication that the aluminum is effectively binding phosphorus. Dissolved



aluminum concentrations have been highly variable, sometimes rather high in the north basin and measurable in the south basin, but there is no evidence of any toxicity to fish or invertebrates in Morses Pond, despite extensive observation during treatment periods. The focus is on total phosphorus, as the long-term data base supports its use as the primary indicator of algal bloom potential.

Although treatment in 2008 started late and was largely experimental, results for total phosphorus at the end of the initial treatment period for 2008 were  $<20 \mu\text{g/L}$ . Similar results were achieved in 2009 and 2010; throughout these three years values approached the ideal  $10 \mu\text{g/L}$  level in early summer. Total phosphorus remained somewhat elevated in early summer of 2011; we do not know if there was some lab error associated with the 2011 early summer values, but the water was the clearest it has been in many years at that time, so available phosphorus had to be very low, even if the total phosphorus was somewhat elevated.

### **Assessment of Harvesting Impacts**

The 2011, 2012 and 2013 surveys were conducted during the spring harvesting effort, allowing a comparison between harvested and unharvested areas. Harvesting was only about halfway through the spring effort, so this affects which zones are characterized as harvested or unharvested. Ultimately, zones 2, 3, 4 and 6 are harvested, with zone 1 being the north basin and zone 5 being the Natick portion of the western cove. Zone 7 is the deep central area, where few plants grow, although sometimes the shoreline area along the southeast and southwest portions of zone 7 needs attention. Here we report on just the 2013 comparison, but the results have been similar in all three years.

Cover is not greatly altered, as the harvester does not cut to the very bottom of the pond and this measure is two-dimensional. Biovolume assesses the portion of the water column filled by plants in three dimensions, and is more directly relevant to how people perceive pond condition. The 2013 data shows considerable reduction between harvested and unharvested zones. It is apparent that harvesting, even just the first half of the spring effort, has a clear impact on plant biovolume.

Discernible frequency reductions from harvesting are few. White water lily and yellow water lily showed decreases, while no apparent change is observed for the major invasive species fanwort, variable milfoil, and Eurasian milfoil. Harvesting does not remove the whole plant in most cases, but biomass is reduced, so the frequency of occurrence of the plants (presence/absence of a plant at a survey location) is largely unchanged while biovolume measures decrease. Those species that are reduced in frequency are more susceptible to harvesting; for example, the bulk of the plant biomass is at the surface for water lilies.

### **Conclusions Relating to Plants and Mechanical Harvesting**

The plant community of Morses Pond would still be too dense in most areas without harvesting and is dominated by invasive species. Harvesting with the new harvester and an adjusted approach appears to be controlling biomass and the portion of the water column filled, but shifts in species dominance are not extreme; invasive species have not yet been greatly reduced in frequency of occurrence. Harvesting keeps areas open for habitat and recreational use, but must occur each year to maintain those gains. Harvesting is a reliable maintenance technique, but has not yet been demonstrated as a strong force in shaping the plant community in Morses Pond.

A major shift in the plant community in just a few years was never expected, and the possible outcomes of harvesting were discussed in the comprehensive management report. Experience elsewhere indicates that with sustained harvesting pressure, some desirable, low growing plants

will increase in abundance at the expense of the invasive species that fill the water column, but the process takes years and is affected by many factors, not all of which can be easily controlled. Continued invasion, weather patterns, and frequency and severity of harvesting are all important influences. The DPW staff performing harvesting services has changed over time, and it has been suggested that the current staff provides improved operation, so we may see more impact on invasive species in coming years. In the meantime, harvesting is meeting its primary goal, which has always been to maintain open water for recreation and habitat enhancement.

### **Low Impact Development Demonstration**

In the spring of 2008, AECOM evaluated public sites within the Morses Pond watershed for future application of Low Impact Development (LID) techniques. A desktop analysis was conducted on the approximately 60 parcels identified. Out of the 60 parcels, 13 locations were identified for further field investigation. Based on the field investigation, the Upham Elementary School and Bates Elementary School were chosen as the best properties for a LID demonstration, but were rejected by the School board due to interference with trees in the area.

As an alternative, a demonstration project was completed in the Morses Pond beach complex area. This was viewed as a high visibility site during the beach season, and could be used to educate residents about the need for and potential of simple landscaping techniques in managing urban water quality. Two rain gardens were established and a roof drip line erosion control system was installed.

### **Education**

In 2006 a survey was conducted by AECOM on behalf of the Town to assess resident awareness and practices. It appeared that more people handled their own lawn care than expected, and that most were anxious to learn about approaches that might have less impact on water quality. Most homeowners had little background knowledge of issues relating to fertilizer use and other residential management practices.

It was determined that a website would be a desirable additional means of communicating with residents on their role in protecting water quality through desirable residential practices. Morses Pond pages were constructed to be incorporated into the Town's website. Layout and content were adapted from existing materials and subject to review. Revision has been underway since summer of 2011, but town staff time for review and direction has been very limited. Expenditure of time and funds on the phosphorus inactivation system in 2012 and 2013 limited resources by the Pond Manager to devote to this effort as well. We need to revisit this resource, update and improve it, and perhaps resurvey the town population for environmental awareness and actions in 2014.

### **Dredging**

Soft sediment was dredged in the fall of 2012. Soft sediment was dried in geotubes on the adjacent property (former St. James parish, eventually to be a town facility) until spring 2013, when it was hauled away and the parking area was restored to its former condition. Additional dredging of coarser sediment (mostly sand) exposed by soft sediment removal was conducted in the spring of 2013 and used for beach nourishment in the town swimming area. Visual inspection of the swimming area during summer 2013 indicated that the added sand buried most plants and created a more favorable substrate for human uses. However, by mid-summer there were some milfoil and fanwort plants colonizing the deposition area. No nuisance conditions were observed, but the substrate appears hospitable for at least some plant growth.

The reported sediment removal tally was 12,104 cubic yards (cy), with 6,383 cy of mainly muck sediments that was dried at the St. James site and disposed of in an approved landfill, and 5,721 cy of sandy material that was pumped to the beach area.

## 10. Ground Water Quality

Two potential threats to ground water have been identified:

The Rosemary Plume is a contamination of TCL in the groundwater originally picked up in Needham, moving toward the Rosemary aquifer.

Intense use of pesticides and herbicides on privately owned watershed land is being seen as a threat to both surface and ground water. Wellesley's Pesticide Awareness Program was started in 2000 in response to this problem. Several metrics were used to determine the success of this project, they include:<sup>xxx</sup>

- Website visits were recorded. We had 400 website visits since March, 2001. The biggest activity occurred after the letter from the Board of Health was sent to each Wellesley resident.
- Needham Garden Center recorded Wellesley customers. 35 customers bought the organic 4 step program material (a cost of up to \$400). Over 25 others bought miscellaneous organic material or were repeat customers.
- The Natural Resources Commission phone lines recorded 30 calls. Many in response to the BOH letter.
- The Boston Tree Preservation organic landscaping company received over 15 referrals from WPAC.

## 11. Septic System Management

Since the last Open Space and Recreation Plan, the Town has worked to connect most of the remaining septic system properties to the Town sewer system that ties into the MWRA Deer Island Sewer Treatment. 203 properties in Wellesley still have septic systems in Town. The Deer Island plant in Boston Harbor treats approximately 3.85 MGD (million gallons per day) of sewage per day from Wellesley, and sends the treated effluent nine miles out into the Gulf of Maine.

## 12. Environmental Equity

The Commonwealth's Executive Office of Energy and Environmental Affairs (EOEEA) established an Environmental Justice Policy to help address the disproportionate share of environmental burdens experienced by lower-income people and communities of color who, at the same time, often lack environmental assets in their neighborhoods. The policy is designed to help ensure their protection from environmental pollution as well as promote community involvement in planning and environmental decision-making to maintain and/or enhance the environmental quality of their neighborhoods. There are basically two frameworks of environmental equity that seek to improve environmental quality in a community: addressing negative conditions such as a disproportionate burden of toxics; and promoting environmental benefits such as assuring access to parks, green amenities, and recreational opportunities.<sup>12</sup>

The goals for including environmental equity issues in Wellesley's Open Space and Recreation Plan are to:

- 1) engage environmental justice populations in environmental decision-making through expanded and inclusive outreach;
- 2) minimize health risks through targeted environmental enforcement;
- 3) improve environmental quality in all communities through initiatives that include reduction of pollutants and emissions, remediation and redevelopment of contaminated land; and
- 4) investment in parks and green space.

### **Analysis of Environmental Justice Populations in Wellesley**

As noted in **Map 2 - Environmental Justice Populations**, two areas in Wellesley were identified as containing "Environmental Justice" populations based on the number of minority populations that require an environmental justice evaluation. There were no areas identified in Wellesley that met the Environmental Justice criterion based on income or English language isolation. The first area contains the campus of Babson College, a private educational institutional that was likely identified since its student population contains a high number of minority students. The second area contains the most eastern section of the Town, which was likely identified because it contains the largest affordable housing complex in the Town that includes a high number of minorities.

### **Goal 1: Engage environmental justice populations in environmental decision-making through expanded and inclusive outreach**

Both of the Environmental Justice population areas in Wellesley have been and will continue to be involved in environmental decision-making through public outreach and communication efforts. Both population areas were included in all public education outreach efforts for the Town's Open Space and Recreation Plan including survey distribution and public meeting notification. The Town has a good working relationship with both Babson College and the Barton Road Public Housing Authority and the NRC works with both organizations on a number of environmental protection efforts including: tree improvement projects and installations, wetland and wildlife habitat protection, pesticide and fertilizer use reduction efforts, sustainability efforts including co-sponsoring a community garden on Town land at the Barton Road Housing complex.

### **Goal 2: Minimize health risks through targeted environmental enforcement**

The NRC has initiated policies and projects that encompass these two Environmental Justice population areas that help minimize health risks through targeted environmental enforcement. These policies and projects include pesticide and fertilizer use reduction efforts, limiting the number of dogs using Centennial Reservation in order to protect the Town's drinking water supply aquifers and enforcing the State and local wetlands protection regulations in order to protect the Town's drinking water, flood control capacity and improve stormwater management.

### **Goal 3: Improve environmental quality through initiatives that include reduction of pollutants and emissions, remediation and redevelopment of contaminated land**

The NRC has worked in these two Environmental Justice population areas to improve environmental quality through initiatives that include reduction of pollutants and emissions, remediation and redevelopment of contaminated land. These efforts include the protection of the Town's drinking water supply through its *Green Wellesley Campaign* efforts involving pesticide and fertilizer use reduction, limiting development in wetland resources areas, improved stormwater management, increased tree plantings and wildlife protection.



#### **Goal 4: Investment in Parks and Greenspace**

An evaluation of the two environmental justice areas in relation to the overall distribution of the Town's open space and recreation resources reveals that both areas contain the same amount, or in some cases even higher proportions, of open space and recreational resources as are distributed throughout the rest of the Town. In particular, the following open space and recreational resources are found in these areas:

**Babson College campus:** encompasses over 370 acres with lighted paths and walkways that includes extensive open space and a large number of both indoor and outdoor recreational resources including a portion of the 16-mile Charles River Link Trail that runs through the campus. The College has a long history of protecting open space and natural resources on its campus and has implemented a balanced approach to needed facility development and protection of environmental resources including wetland resources and wildlife habitat while at the same time improving storm water management.

**Eastern Section of Town:** – contains approx. 110 acres of open space including the Town Forest, DCR Charles River Park, the Charles River and Ouellette Park, which includes a newly renovated Little League baseball field, new basketball court, open playing fields, picnic areas and a new playground.

Presently, there is sufficient open space and recreational resources available in these two areas and no additional resources are needed at this time based on the identified demographics. The Wellesley Comprehensive Plan is a planning document that complements the Town's Open Space Plan. Completed in 2007, this plan establishes priorities and policies to guide the delivery of parks, open space, recreation and leisure services, programs and facilities within the Town of Wellesley through the year 2021 and beyond. Evidence from the Wellesley Comprehensive Plan 2007-2017 demonstrates that youth and seniors generally comprise the largest class of park users. Wellesley's growing youth population generates a need for additional playing fields, playground areas, and recreational programs. Similarly, the aging population needs more adult recreational programs and passive park amenities, such as walking trails. One of the challenges created by these demographic trends is that of balancing the range of needs by park users.<sup>xxxii</sup>



## 5. Inventory of Lands of Conservation and Recreational Interest



As noted in **Map 7 – Lands of Conservation and Recreational Interest**, Wellesley has an extensive network of public open space that includes some of the Town's most scenic areas and features. This section provides an inventory of private as well as public sites. As the Town grows in population, retail businesses, and popularity of colleges and schools, it benefits greatly from privately owned open space resources, including the landscaped campuses and large family estates, particularly to the west of Wellesley College.

This section explores the degree of protection that is afforded to various parcels of land in Wellesley owned by private, public and nonprofit entities. The inventory is divided into two overall categories based on Massachusetts Division of Conservation Services definitions: protected and unprotected lands.

**A. Legally protected lands** are private, public, or semi-public parcels that are permanently committed for conservation purposes (which is not true for all public land). Public land dedicated to open space or recreation falls under the protection of Article 97 of the State Constitution, having been acquired expressly for natural resource purposes, meaning it cannot be converted to any other use without a 2/3 vote of the Town Meeting, plus a 2/3 vote of the Massachusetts Legislature. Private and semi-public land can be protected by a Conservation Restriction, Historic Restriction and other methods of land protection.

**B. Unprotected lands** are a mixture of Town-owned and other public and private land (including all land enrolled in MA General Law Ch. 61, 61A & B). The unprotected lands are divided into five sub-categories that are: park and recreation land, multi-purpose open space land, Chapter 61B recreation land, Chapter 61 forest and wooded land, and Chapter 61A agricultural land. It is important to remember that private landowners can withdraw their properties from Chapter 61 programs at any time. If the property goes up for sale, the town has the right of first refusal, but the window of opportunity is a very short 120 days. It is therefore essential to inventory and prioritize these properties before that situation arises.

## **C. Tools for Land Conservation**

### **1. Outright Acquisition**

Outright Acquisition provides the highest amount of protection for a piece of property. In addition, the group that purchases the property is able to control how it is used or managed. However, outright acquisition is often the most expensive technique as well. Funding mechanisms for outright acquisition include:

- a. Town funding from a one-time appropriation, an annual contribution to a land protection fund, an open space bond, or the Community Preservation Act.
- b. Grant funding: for example, through the state's Self-Help program administered through the Division of Conservation Services.
- c. Private conservation organizations
- d. Donations or "bargain sales" from landowners seeking to conserve their land or gain income tax benefits.

### **2. Restrictions and Easements**

Restrictions and easements limit the future use of land by restricting or prohibiting development. However, the land continues to be owned and operated by a private owner. If the restriction on development is in perpetuity, this mechanism provides as much protection for land as outright acquisition, offers more flexibility to meet the needs of the landowner, and allows the property to stay on the tax rolls. For example, a restriction could be negotiated that allows a landowner to continue to farm the land, live on the land, or even build another house on the property.

Funding can come from the same mechanisms as for outright acquisition. In addition, grant funding is available through various state programs including the Agricultural Preservation Restriction program, which purchases easements from farmers to restrict future development.



**Table 7: Wellesley Conservation Restrictions**

<b>CRID</b>	<b>Location</b>	<b>Date</b>	<b>Reference</b>
97	845 Washington St	12/31/74	Book 5099 Page 575
737	848R Washington St	12/18/79	Book 5688 Page 720
739	866R Washington St	12/23/81	Book 5956 Page 491
99	845 Washington St	02/12/88	Book 7881 Page 462
734	86 Pond Rd	12/30/92	Book 9686 Page 351
93	845 Washington St	12/23/93	Book 10301 Page 521
106	37 Pond Rd	12/27/95	Book 11167 Page 570
735	901 Washington St	03/14/97	Book 11734 Page 95
95	845 Washington St	12/29/98	Book 13109 Page 533
733	110 Pond Rd	12/29/99	Book 13931 Page 437
117	40R Pond Rd	03/13/00	Book 14044 Page 215
655	866 & 866A Washington St	12/27/01	Book 16000 Page 561
105	37 Pond Rd	12/31/02	Book 17944 Page 166
1713	62 Pond Rd	12/26/03	Book 20363 Page 89
1711	890R Washington St	12/30/04	Book 21946 Page 394
1712	848 Washington St	03/22/06	Book 23501 Page 419
725	75 Croton St	01/12/83	Book 6103 Page 585
728	25 Rockridge Rd	02/19/02	Book 17871 Page 240
1710	27 Livingston Rd	01/10/05	Book 21974 Page 22
1709	144 Glen Rd	08/23/05	Book 22807 Page 566
1714	100 William St	08/02/84	Book 6465 Page 15
732	80 William St	08/02/84	Book 6465 Page 19
727	12 Seaward Rd	01/08/88	Book 7853 Page 637
729	15A & 15R Pembroke Rd	12/26/75	Book 5189 Page 256
103	99 Pond Rd	09/14/66	Book 4382 Page 59
736	828 Washington St	07/24/72	Book 4851 Page 223
664	848, 848R, & 866R Washington St	12/30/94	Book 10774 Page 268
731	Forest St (Cochituate Aqueduct)	07/07/87	<Null>
576	96 Worcester St	08/10/84	LC Doc# 453979
N/A	23 -27 Washington St	08/27/2012	Book 30417 Page 234

### 3. Temporary Protections

The State's Chapter 61, 61A, and 61B programs offer tax incentives for landowners to keep their property in active forestry, agricultural, and recreational use, respectively. However, these programs offer no long-term protection for land.

### 4. Other Tools

Other land conservation tools take advantage of the economics of land development to protect open space as part of new development projects (usually residential). As long as the open space is protected with a suitable conservation restriction, this form of open space protection is



as good as outright acquisition.

1. Conservation Cluster Development (*Natural Resource Development Bylaw*)
2. Other Zoning Tools
3. Limited Development Projects

These land protection techniques should be used in appropriate situations to help protect part or all of key unprotected open spaces in Wellesley.

## **D. Inventory of Open Space in Wellesley**

Open Space and Recreational resources are listed on the following pages on **Map 7 – Lands of Conservation and Recreational Interest**, and Table 8. Individual parcels are broken down into 5 major groups: Town Owned Land, Land Owned by non-profit groups, Federal Lands, Land Under Current Use Taxation Programs (61 A+B), and Miscellaneous.





Weston

MAP 7 - LAND OF CONSERV.  
& RECREATION INTEREST



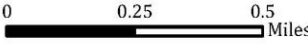
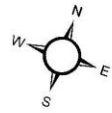
Newton

CHARLES RIVER

Natick

Needham

Dover



1 inch = 1800 feet

Open Space	Acres
Municipal - Article 97 Protection	547.15
Municipal - Other	350.72
Private - Temporary Protection*	388.15
Private - Unprotected	683.63
State / Federal - Article 97 Protection	90.83
State / Federal - Other	152.99
Conservation Restrictions	

\* Lands with Temporary Protection include cemeteries, lands enrolled in M.G.L. ch. 61, 61A & 61B, and lands held by private land trusts.

\*\* At the time of publication, the Board of Selectmen have signed a Purchase and Sales Agreement with the Wellesley College Board of Trustees, approved by a January 2015 STM. Voters also approved a Proposition 2 1/2 debt exclusion at the March Annual Town Election. Parties have not yet closed on the transaction.

Source: Town of Wellesley GIS.

DISCLAIMER:

This map is for display purposes only --- it is not intended for survey or legal purposes. The Town of Wellesley expressly disclaims responsibility for damages or liability that may arise from any errors, omissions, or inaccuracies in the information provided herein.

This map was prepared by the IT Department (ITD), GIS Office for the Open Space & Recreation Plan.





Table 8: Open Space Inventory for Wellesley

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
Town Owned Land												
1	93-17	Carisbrooke Reservation	10.57	Conservation Passive Rec. Trails	NRC	Good	10.5	Yes	No	Trails Passive Rec. Only	Conservation	Article 97 Conservation
2	156-21	Boulder Brook Reservation	31.86	Conservation Passive Rec. Trails	NRC	Good	31.16	Yes	No	Trails Passive Rec. Only	Conservation	Article 97 Conservation
3	156-11	Rocky Ledges	15.56	Conservation Passive Rec. Trails	NRC	Good	15.53	Yes	No	Trails Passive Rec. Only	Conservation	Article 97 Conservation
4	97-39	Abbott Pond*	4.16	Conservation Passive Rec. Trails	NRC	Good	4	Yes	No	None due to wetlands	Conservation	Article 97 Conservation
5	85-41	Devils Slide	0.29	Conservation Passive Rec.	NRC	Good	0.3	Yes	No	None due to size	Conservation	Article 97 Conservation
6	192-27	Bird Island Sanctuary	1.03	Fishing	NRC	Good	0.99	Yes	No	None due to size	Single Residence	Article 97 Conservation
7	192-30	Pine Point	0.82	Passive Rec. Trails, Fishing	NRC	Good	0.84	Yes	No	None due to size	Single Residence	Article 97 Conservation
8	181-106	Overbrook Reservation	9.85	Conservation	NRC	Good	10.29	Yes	No	Trails Passive Only	Conservation	Article 97 Conservation



Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
9	115-34	Problem Rock (Puddingstone Rock)	0.14	Parkland corner lot	NRC	Good	0.12	Yes	No	None due to size	Conservation	Article 97 Conservation
10	170-84	Annanian Land	0.21	Conservation Passive Rec.	NRC	Good	0.21	Yes	No	None due to size	Single Residence	Article 97 Conservation
11	73-51	Colburn Road Reservation	6.09	Passive Rec. Trails	NRC	Good	6.09	Yes	No	Passive Rec. Trails	Conservation	Article 97 Conserv.
12	46-2	Centennial Reservation*	41.74	Passive Rec. Trails	NRC	Good	41.94	Yes	No	Passive Rec. Trails	Conservation	Article 97 Conserv.
13	198-6	Capse Memorial	0.18	Parkland Passive Rec.	NRC	Good	0.18	Yes	No	None Due to Size	Single Residence	Article 97 Parkland
14	14-9	Town Forest	0.94	Water Supply Passive Rec., Trails	BPW/NRC	Good	13.9	Yes	No	Passive Rec. Trails	Conservation	Article 97 & Water Supply
14	21-81	Town Forest	6.26	Water Supply Passive Rec. , Trails	BPW/NRC	Good	29.58	Yes	No	Passive Rec. Trails	Conservation	Article 97 & Water Supply
14	14-8	Town Forest	6.49	Water Supply Passive Rec. , Trails	BPW/NRC	Good	30.58	Yes	No	Passive Rec. Trails	Conservation	Article 97 & Water Supply
14	15-39	Town Forest	0.61	Water Supply Passive Rec. , Trails	BPW/NRC	Good	31.58	Yes	No	Passive Rec. Trails	Conservation	Article 97 & Water Supply
14	22-39	Town Forest - north adjacent Route 9 (Rosemary Meadow)	29.74	Water Supply Passive Rec. , Trails	BPW/NRC	Good	32.58	Yes	No	Passive Rec. Trails	Conservation	Article 97 & Water Supply
14		Total	44.03									

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
15	23-15	Town Forest - Longfellow Pond*	68.35	Conservation Water Supply Passive Rec., Trails	BPW/NRC	Good	68.32	Yes	No	Trails Passive Rec. Only	Conservation	Article 97 & Water Supply
16	31-19	Town Forest - Oakland Street to Sudbury Aqueduct	26.09	Conservation Water Supply Passive Rec., Trails	BPW/NRC	Good	38.07	Yes	No	Trails Passive Rec. Only	Conservation	Article 97 & Water Supply
16	25-4	Town Forest - Wellesley Avenue to Needham town line	10.19	Conservation Water Supply Passive Rec., Trails	BPW/NRC	Good	38.07	Yes	No	Trails Passive Rec. Only	Conservation	Article 97 & Water Supply
16	25-5	Town Forest - Sudbury Aqueduct to Wellesley Avenue	5.30	Conservation Water Supply Passive Rec., Trails	BPW/NRC	Good	38.07	Yes	No	Trails Passive Rec. Only	Conservation	Article 97 & Water Supply
16		<b>Total</b>	<b>41.57</b>									
17	118-2	Peirce Hill Reservoir	4.18	Water Works Passive Rec.	BPW	Good	4.07	Yes	No	Trails Passive Rec. Only	Single Residence	Temporary Water Works
18	54-53	Maugus Hill Reservoir	5.31	Water Works Trails Passive Rec.	BPW	Good	4.76	Yes	No	Trails Passive Rec. Only	Single Residence	Temporary Water Works
19	171-12	McKinnon Playground	3.88	Parkland Playing Field	NRC	Good	3.91	Yes	No	Maximized	Single Residence	Article 97 Parkland
20	31-20	Brookside Gardens	2.35	Community Gardens	BPW	Good	2.34	Yes	Yes	Community Gardens	Single Residence	None Municipal
21	102-36	Beebe Meadow	6.82	Conservation Passive Rec., Trails	NRC	Good	6.77	Yes	No	Passive Rec.	Single Residence	Temp. May revert back to School

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
22	69-1	Recycling & Disposal Facility (RDF)	76.42	Recycling & Disposal Fac.	BPW	Good	78.34	Yes	Yes	None	Single Residence	None Municipal
23	28-80	Cochituate Aqueduct	0.69	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	35-120	Cochituate Aqueduct	1.70	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	160-38	Cochituate Aqueduct	5.15	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	35-121	Cochituate Aqueduct	1.24	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	52-66	Cochituate Aqueduct	4.72	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	62-34	Cochituate Aqueduct	2.14	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	75-87	Cochituate Aqueduct	1.20	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	172-78	Cochituate Aqueduct	13.03	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	182-76	Cochituate Aqueduct	6.26	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
23	87-22	Cochituate Aqueduct	2.42	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	111-10-A	Cochituate Aqueduct	2.38	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	20-16	Cochituate Aqueduct	2.37	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	63-42	Cochituate Aqueduct	2.74	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	75-86	Cochituate Aqueduct	0.44	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	75-85	Cochituate Aqueduct	0.35	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	75-91	Cochituate Aqueduct	0.36	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	27-26	Cochituate Aqueduct	0.40	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23		<b>Total</b>	<b>47.60</b>	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
24	28-20	Walnut Street near Prospect Street	1.24	Municipal	SEL	Good	1.1	Yes	Yes	Affordable housing	Single Residence	None Municipal



Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
25	10-69	Dearborn Lots - Reservoir Addition	9.56	Passive Rec. Trails	SEL	Good	9.56	Yes	No	None Wetlands	Single Residence	None Municipal
26	111-9	Town Hall / Hunnewell Park*	12.82	Passive Rec. Trails	NRC	Good	12.72	Yes	Yes	High Active	Single Residence	Article 97 Parkland
27	74-58	Elm Park / Clocktower Park	1.35	Parkland	NRC	Good	1.34	Yes	Yes	Low Active Passive	Single Residence	Article 97 Parkland
28	111-26	Simons Park	3.69	Parkland	NRC	Good	3.77	Yes	No	High Active: Active	Single Residence	Article 97
29	111-10	Morton Park	2.10	Parkland	NRC	Good	2.06	Yes	No	High Active: Active	Single Residence	Article 97
30	112-39	Fuller Brook Park*	1.48	Parkland, Trails	NRC	Good	18.68	Yes	Varies	High Active: Active	Single Residence	Article 97
30	112-38	Fuller Brook Park*	2.20	Parkland, Trails	NRC	Good	0.81	Yes	Varies	Active	Single Residence	Article 97
30	99-111	Fuller Brook Park*	3.45	Parkland Playing Fields, Trails	NRC	Good	4.99	Yes	Varies	Active	Single Residence	Article 97
30	112-40	Fuller Brook Park*	6.53	Parkland, Trails	NRC	Good	0.81	Yes	Varies	Active	Single Residence	Article 97
30	113-37	Fuller Brook Park*	5.30	Parkland, Trails	NRC	Good	0.81	Yes	Varies	Active	Single Residence	Article 97

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
30	88-33	Fuller Brook Park*- adjacent Wellesley Avenue	0.82	Parkland, Trails	NRC	Good	0.81	Yes	Varies	Active	Single Residence	Article 97
<b>30</b>		<b>Total</b>	<b>19.78</b>	Parkland	NRC	Good	0.81	Yes	Varies	Active	Single Residence	Article 97
31	78-17	Fuller Brook Park* land - south of Brook Street	5.53	Conservation, Trails	BPW CHECK****	Good	5.45	Yes	No	Passive	Single Residence	Town-owned
32	199-27	Reeds Pond / Boggle Brook*	3.27	Parkland	NRC	Good	10.73	Yes	No	Low Active Passive	Single Residence	Article 97
32	190-108	Reeds Pond / Boggle Brook*	7.34	Parkland	NRC	Good	11.73	Yes	No	Low Active Passive	Single Residence	Article 97
32	190-109	Reeds Pond / Boggle Brook*	0.19	Parkland	NRC	Good	12.73	Yes	No	Low Active Passive	Single Residence	Article 97
<b>32</b>		<b>Total</b>	<b>10.80</b>									
33	95-33	Rockridge Pond*	0.74	Parkland Passive	NRC	Good	5.12	Yes	No	Low Active Passive	Single Residence	Article 97
33	83-13	Rockridge Pond*	4.37	Parkland Passive, Trails	NRC	Good	5.12	Yes	No	Low Active Passive	Single Residence	Article 97
<b>33</b>		<b>Total</b>	<b>5.11</b>									

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
34	52-40	Indian Springs Park - Hillside Road to Cochituate Aqueduct	3.11	Parkland Passive, Trails	NRC	Good	NOT GIVEN	Yes	No	Low Active Passive	Single Residence	Article 97
36	183-4	Morses Pond Waterworks	30.52	Water Works	BPW	Good	30.6	Yes	No	Low Active Passive	Single Residence	Temporary Water Work
37	193-10	Morses Pond Islands*	69.61	Conservation Passive	NRC	Good	104	Yes	No	Low Passive	Single Residence	Article 97
38	184-1	Morses Beach*	4.69	Parkland Active Rec. , Trails	NRC	Good	4.96	Yes	Yes	High Active	Single Residence	Article 97
39	204-18	vacant lot between Overbrook Drive and Edgemoor Avenue	0.41	Conservation Pocket Park	NRC	Good	0.42	Yes	No	High Active	Single Residence	Article 97
39	203-85	vacant lot between Overbrook Drive and Highledge Avenue	0.71	Conservation Pocket Park	NRC	Good	0.71	Yes	No	High Active	Single Residence	Article 97
<b>39</b>		<b>Total</b>	<b>1.13</b>									
40	98-66	Vacant land - drainage	0.18	Conservation	NRC	Good	0.12	Yes	No	Passive	Varies	Article 97
41	48-5	Sawyer Park	1.64	Parkland Pocket Park	NRC	Good	1.64	Yes	No	High Active	Single Residence	Article 97
42	88-61	F. Kenneth Hardy Land	0.62	Conservation	NRC	Good	0.66	Yes	No	Low Passive	Single Residence	Article 97

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
43	39-14	vacant lot on Academy Brook adjacent Lincoln Road	0.14	Tax Title CHECK***	NRC	Good	0.49	No	No	Low Passive	Single Residence	??????
43	47-39	vacant lot on Academy Brook - landlocked	0.35	Tax Title CHECK***	NRC	Good	0.49	No	No	Low Passive	Single Residence	??????
<b>43</b>		<b>Total</b>	<b>0.49</b>									
44	62-6	Farms Station Pond	1.63	Conservation Passive	NRC	Good	1.65	Yes	No	Low Passive	Single Residence	Article 97
45	56-27	Peabody Park - South	0.38	Parkland Pocket Park	NRC	Good	0.28	Yes	No	High Active, Small Area	Single Residence	Article 97
45	65-60	Peabody Park - North	0.27	Parkland Pocket Park	NRC	Good	0.37	Yes	No	High Active, Small Area	Single Residence	Article 97
<b>45</b>		<b>Total</b>	<b>0.65</b>									
46	75-37	Shaw Common	0.49	Pocket Park	NRC	Good	0.47	Yes	No	None Due to Size	Single Residence	Article 97 Parkland
47	34-26	Lower Falls Riverway	0.09	Passive Trail	SEL	Good	0.57	Yes	No	None Due to Size	Varies	None Municipal
47	34-28	Lower Falls Riverway	0.45	Passive Trail	SEL	Good	0.57	Yes	No	None Due to Size	Varies	None Municipal



Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
47		Total	0.53									
49	64-5	Phillips Park	1.15	Playground Play Fields	NRC	Good	0.38 CHECK	Yes	Yes	Maximized	Single Residence	Article 97 Parkland
50	98-1	Hunnewell Field	18.78	Playground Tennis, Play Fields	NRC	Good	39.16	Yes	Varies	Maximized	Single Residence	Article 97 Parkland
50	87-21	Hunnewell Field - skating pond*	25.60	Playground Tennis, Play Fields	NRC	Good	39.16	Yes	Varies	Maximized	Single Residence	Article 97 Parkland
50		Total	44.38									
51	43-71	Warren Park	3.00	Playground Play Fields	NRC	Good	0.38	Yes	Yes	Maximized	Single Residence	Article 97 Parkland
52	171-59	Hardy School Grounds	7.54	Playground Play Fields	SCH	Good	7.57	Yes	Yes	Maximized	Single Residence	None Municipal
53	135-74	Sprague School grounds+	4.21	Playground Tennis	SEL/SCH	Good	29.72	Yes	Yes	Maximized	Single Residence	None Municipal
53	122-40	Sprague School grounds and Middle School Fields+	23.98	Playground Tennis	SEL/SCH	Good	29.72	Yes	Yes	Maximized	Single Residence	None Municipal
53		Total	28.18									

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
54	133-2	Upham School Grounds	11.99	Playground, Play Fields	SCH	Good	11.96	Yes	Yes	Maximized	Single Residence	None Municipal
55	169-72	Kelly Memorial Park / Bates School Fields	19.55	Playground Play Fields	NRC	Good	19.01	Yes	Yes	Maximized	Single Residence	Article 97 Parkland
56	21-25	Schofield School grounds	12.77	Playground, Play Fields	SCH	Good	13.27	Yes	Varies	Maximized	Single Residence	None Municipal
56	28-82	Schofield School Grounds	0.78	Playground, Play Fields	SCH	Good	13.27	Yes	Varies	Maximized	Single Residence	None Municipal
56		<b>Total</b>	<b>13.54</b>									
57	73-52	Brown Park	2.95	Playground Play Fields	NRC	Good	2.95	Yes	Yes	Maximized	Single Residence	Article 97 Parkland
58	112-14	Hunnewell School Grounds	5.62	Playground Play Fields	SCH	Good	5.57	Yes	Yes	Maximized	Single Residence	None Municipal
59	191-91	Perrin Park+	0.14	Playground Playing Field	NRC	Good	5.84	Yes	Yes	Maximized	Single Residence	Temp.-Can Revert to School
59	191-76	Perrin Park+	5.64	Playground Playing Field	NRC	Good	5.84	Yes	Yes	Maximized	Single Residence	Temp.-Can Revert to School
59		<b>Total</b>	<b>5.78</b>									

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
60	16-50	Fiske School grounds	8.48	Playground Playing Field	SCH	Good	4.2	Yes	Yes	Maximized	Single Residence	None Municipal
61	24-70	Sudbury Aqueduct	4.56	State, Trails	MWRA/MDC	Good	36.02	Yes	No	Passive	Single Residence	State-owned
61	40-3	Sudbury Aqueduct	0.77	State, Trails	MWRA/MDC	Good	36.02	Yes	No	Passive	Single Residence	State-owned
61	40-2	Sudbury Aqueduct	2.84	State, Trails	MWRA/MDC	Good	36.02	Yes	No	Passive	Single Residence	State-owned
61	32-6	Sudbury Aqueduct	4.29	State, Trails	MWRA/MDC	Good	36.02	Yes	No	Passive	Single Residence	State-owned
61	69-7	Sudbury Aqueduct	4.58	State, Trails	MWRA/MDC	Good	36.02	Yes	No	Passive	Single Residence	State-owned
61	90-60	Sudbury Aqueduct	4.58	State, Trails	MWRA/MDC	Good	36.02	Yes	No	Passive	Single Residence	State-owned
61	102-38	Sudbury Aqueduct	2.60	State, Trails	MWRA/MDC	Good	36.02	Yes	No	Passive	Single Residence	State-owned
61	114-45	Sudbury Aqueduct	1.56	State, Trails	MWRA/MDC	Good	36.02	Yes	No	Passive	Single Residence	State-owned
61	114-43	Sudbury Aqueduct	0.76	State, Trails	MWRA/MDC	Good	36.02	Yes	No	Passive	Single Residence	State-owned

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
61	153-3	Sudbury Aqueduct	11.88	State, Trails	MWRA/MDC	Good	36.02	Yes	No	Passive	Single Residence	State-owned
61	17-43	Sudbury Aqueduct	0.41	State, Trails	MWRA/MDC	Good	36.02	Yes	No	Passive	Single Residence	State-owned
61	17-41	Sudbury Aqueduct	0.58	State, Trails	MWRA/MDC	Good	36.02	Yes	No	Passive	Single Residence	State-owned
61		<b>Total</b>	<b>39.41</b>									
62	42-43	Charles River Reservation	11.14	State, Trails	MDC	Good	60.36	Yes	Varies	Passive	Conservation	State-owned
62	34-27	Charles River Reservation	1.10	State, Trails	MDC	Good	3.44	Yes	Varies	Passive	Conservation	State-owned
62	27-10	Charles River Reservation - Bunker Wildlife Sanctuary	5.58	State, Trails	MDC	Good	5.11	No	No	Passive	Conservation	State-owned
62	27-23	Charles River Reservation	1.56	State, Trails	MDC	Good	2.52	Yes	No	Passive	Conservation	State-owned
62	20-17	Charles River Reservation - Benjamin Mills Park	3.57	State, Trails	MDC	Good	2.52	Yes	No	Passive	Conservation	State-owned
62	6-9	Charles River Reservation	38.33	State	MDC	Good	2.52	Yes	No	Passive	Conservation	State-owned



Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
62	21-36	Charles River Reservation	9.92	State	MDC	Good	2.52	Yes	No	Passive	Conservation	State-owned
62	2-2	Charles River Reservation - Hemlock Gorge	2.57	State	MDC	Good	2.52	Yes	No	Passive	Conservation	State-owned
62	27-11	Charles River Reservation - Bunker Wildlife Sanctuary	1.82	State	MDC	Good	2.52	Yes	No	Passive	Conservation	State-owned
<b>62</b>		<b>Total</b>	<b>75.59</b>									
63	166-10	Charles Rives Reservation (Natick line)	1.09	State	MDC	Good	1.05	Yes	No	Passive	Conservation	State-owned
64	45-4	Massachusetts Bay Community College	0.93	State	MBCC	Good	45.94	Yes	No	Passive	Educational	State-owned
64	45-3	Massachusetts Bay Community College - adjacent Centennial Park	44.67	State, Trails	MBCC	Good	45.94	Yes	No	Passive	Educational	State-owned
<b>64</b>		<b>Total</b>	<b>45.60</b>									
65	45-2	Massachusetts Bay Community College - adjacent Route 9	38.98	State	MWRA/MDC	Good	0.68	Yes	Varies	Active	Single Residence	State-owned
92	112-8	Cameron Street / Fuller Brook land	0.07	Water Works	DPW	Good	0.07	Yes	No	None Due to Size	Varies	Water Works

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
93	30-41	Rosemary Town Forest - Ollie Turner Park	5.59	Trails, Playing Field	NRC	Good	5.68	Yes	No	Maximized	Conservation	Article 97 Parkland
95	61-69	Wellesley Farms Station	0.38	Municipal	SEL	Good	0.38	Yes	Yes	Active	Single Residence	None Municipal
98	52-26	Indian Springs Park - adjacent Springdale Road and Hillside Road	1.36	Trails, Passive Rec.	NRC	Good	1.34	Yes	No	Passive	Single Residence	Article 97 Conserv.
99	52-65	The Waterway - Semicircle west of Indian Springs Brook	1.50	Trail, Passive Rec.	NRC	Good	1.49	Yes	No	None	Single Residence	Article 97 Parkland
100	21-65	Ouellet Playground	1.06	Playground	NRC	Good	0.83	Yes	Yes	None	Conservation	Article 97 Parkland
102	63-41	vacant lot along Colburn Road	0.07	Tax Title	NOT GIVEN	Good	0.03	No	No	Passive	Single Residence	Unknown
103	194-21	Pickrel Road vacant lot	0.18	Water Works	DPW	Unknown	0.17	Yes	No	Unknown	Single Residence	None Municipal
104	62-4	Indian Springs Park - adjacent Cochituate Aqueduct / Croton Street	1.40	Parkland	NRC	Good	1.43	Yes	No	Passive	Single Residence	Article 97 Parkland
105	21-61	Charles River Reservation access (River Ridge / Cedar Street)	0.24	Tax Title	SEL	Good	0.24	Yes	No	Passive	Conservation	Town-owned
106	124-84	Flag Pole Park	0.18	Parkland	NRC	Good	0.18	Yes	No	Active	Single Residence	Article 97 Conservation

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
109	11-81	3 Burnett Lane	0.88	Conservation	NRC	Good	0.85	Yes	No	Passive	Single Residence	Article 97 Conservation
110	74-53	Adjacent Cochituate Aqueduct	0.09	Parkland	NRC	Poor	0.1	Yes	No	Passive	Single Residence	Town-owned
112	157-34	Bates School grounds	9.15	Municipal	SCH	Good	9.04	Yes	Yes	Active	Single Residence	Town-owned
113	16-49	Wellesley Public Schools - PAWS	0.60	Municipal	SEL	Fair	0.59	Yes	No	Active	Single Residence	Town-owned
114	123-86	Central Park - Station Oak	0.27	Parkland	NRC	Good	1.51	Yes	Yes	Active	Single Residence	Article 97 Conservation
114	124-98	Central Park	0.35	Parkland	NRC	Good	1.51	Yes	Yes	Active	Single Residence	Article 97 Conservation
<b>114</b>		<b>Total</b>	<b>0.62</b>									
115	85-69	Devil's Slide Access	0.44	Passive Rec.	SEL	Good	0.45	Yes	No	Passive	Single Residence	Town-owned
116	62-7	Farms Station South - adjacent Squirrel Road / railroad parking lot	2.93	Conservation	NRC	Good	3.18	Yes	No	Passive	Single Residence	Article 97 Conservation
118	62-33	Indian Springs Park - Squirrel Road to Cochituate Aqueduct	1.80	Conservation	NRC	Good	1.67	Yes	No	Passive	Single Residence	Article 97 Conservation

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
119	190-111	Sinoff Gift of Land	0.49	Conservation	NRC	Good	0.44	Yes	No	Passive	Single Residence	Article 97 Conservation
120	9-15	Foster Park	0.07	Municipal	SEL	Good	0.29	Yes	No	Passive	Single Residence	Town-owned
120	9-14	Foster Park	0.21	Municipal	SEL	Good	0.29	Yes	No	Passive	Single Residence	Town-owned
<b>120</b>		<b>Total</b>	<b>0.27</b>									
121	123-1	Linden Street vacant land adjacent railroad tracks	0.30	Municipal	SEL	Poor	0.32	Yes	No	Passive	Single Residence	Town-owned
122	110-62	Middle School	6.31	Municipal	SCH	Good	5.7	Yes	Yes	Active	Single Residence	Town-owned
123	150-1	MLP Substation on Weston Road	1.47	Municipal	SEL	Good	1.46	Yes	No	Passive	Single Residence	Town-owned
124	116-6	Guernsey Sanctuary	2.73	Tax Title, Trails	Unknown	Good	0.05	Yes	No	Passive	Single Residence	Unknown
125	76-73	Vacant land - sewer	0.15	Parkland	NRC	Good	11.81	Yes	No	Passive	Single Residence	Article 97 Conservation
125	65-61	Parkway / Caroline Brook	3.23	Parkland	NRC	Good	11.81	Yes	No	Passive	Single Residence	Article 97 Conservation



Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
125	76-75	Parkway / Caroline Brook	3.03	Parkland, Trails	NRC	Good	11.81	Yes	No	Passive	Single Residence	Article 97 Conservation
125	76-16	Parkway / Caroline Brook	1.35	Parkland, Trails	NRC	Good	11.81	Yes	No	Passive	Single Residence	Article 97 Conservation
125	65-63	Parkway / Caroline Brook	0.60	Parkland, Trails	NRC	Good	11.81	Yes	No	Passive	Single Residence	Article 97 Conservation
125	64-70	Parkway / Caroline Brook	1.23	Parkland, Trails	NRC	Good	11.81	Yes	No	Passive	Single Residence	Article 97 Conservation
125	65-62	Parkway / Caroline Brook	0.79	Parkland, Trails	NRC	Good	11.81	Yes	No	Passive	Single Residence	Article 97 Conservation
125		<b>Total</b>	<b>10.39</b>									
126	118-27-A	Pond on Weston town line (Greylock Road)	0.56	Tax Title	Unknown	Good	0.62	Yes	No	Passive	Single Residence	Unknown
127	192-13	Pumping Station #3	0.38	Water Works	DPW	Good	0.95	Yes	No	Passive	Single Residence	Town-owned
127	192-14	Pumping Station	0.46	Water Works	DPW	Good	0.95	Yes	No	Passive	Single Residence	Town-owned
127		<b>Total</b>	<b>0.84</b>									

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
128	43-77	Warren School Recreation Building property	1.28	Municipal	SEL	Good	1.17	Yes	Yes	Active	Single Residence	Town-owned
129	200-18-F	Retention Pond	0.39	Conservation	NOT GIVEN		0.38				Single Residence	NOT GIVEN
130	9-1	Riverdale Park	1.22	Municipal	SEL	Fair	1.86	Yes	No	Passive	Single Residence	Town-owned
130	9-13	Riverdale Park	0.12	Municipal	SEL	Fair	1.86	Yes	No	Passive	Single Residence	Town-owned
130	10-55	Riverdale Park	0.18	Municipal	SEL	Fair	1.86	Yes	No	Passive	Single Residence	Town-owned
130	10-63	Riverdale Park	0.12	Municipal	SEL	Fair	1.86	Yes	No	Passive	Single Residence	Town-owned
130		<b>Total</b>	<b>1.64</b>									
3	200-38	Route 9 Leased land - currently used for parking	0.09	Municipal	SEL	Fair	0.09	Yes	No	Passive	Business	Town-owned
132	76-11	Wellesley High School grounds	14.67	Municipal	SCH	Good	13.47	Yes	Yes	Active	Single Residence	Town-owned
133	192-19	vacant land on Worcester St / Ottaway Cir	5.30	Municipal	NOT GIVEN		5.29				Single Residence	NOT GIVEN

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
134	88-66	Vacant land adjacent Fuller Brook	0.20	Municipal	DPW	Good	0.28	No	No	N/A	Single Residence	Town-owned
135	141-12	Sewer Trunk line - trail to Guernsey Sanctuary	1.22	Municipal	DPW/SEL	Good	0.94	Yes	No	Passive	Single Residence	Town-owned
136	201-18	Tax Title land along Pickerel Road	0.09	Tax Title	Unknown	Fair	0.15	No	No	Passive	Single Residence	Unknown
136	201-17	vacant land along Pickerel Road	0.06	Tax Title	Unknown	Fair	0.15	No	No	Passive	Single Residence	Unknown
<b>136</b>		<b>Total</b>	<b>0.15</b>									
148	10-56	vacant drainage	0.25	Tax Title	Unknown	Fair	0.63	No	No	Passive	Single Residence	Unknown
148	10-58	vacant drainage	0.32	Tax Title	Unknown	Fair	0.63	No	No	Passive	Single Residence	Unknown
<b>148</b>		<b>Total</b>	<b>0.57</b>									
149	183-36	Vacant land - traffic island	0.24	Tax Title	SEL	Fair	0.23	Yes	No	passive	Single Residence	Town-owned
150	63-40	vacant land adjacent Cochituate Aqueduct / Fuller Road	0.04	Conservation	Unknown	Fair	0.05	No	No	Passive	Single Residence	Unknown

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
151	76-72	vacant land adjacent Fuller Brook along Seaver Street	3.43	Municipal	SEL	Good	3.07	Yes	No	Passive	Single Residence	Town-owned
152	201-27	vacant land adjacent Pond Terrace	0.14	Tax Title	Unknown	Fair	0.3	No	No	Passive	Single Residence	Unknown
152	201-29	vacant land adjacent Pond Terrace	0.16	Tax Title	Unknown	Fair	0.3	No	No	Passive	Single Residence	Unknown
152		<b>Total</b>	<b>0.30</b>									
153	199-28	vacant land adjacent Reeds Pond	0.19	Tax Title	Unknown	Fair	0.19	No	No	Passive	Single Residence	Unknown
154	170-10	vacant land adjacent Route 9	0.33	Tax Title	SEL	Fair	0.33	Yes	No	Passive	Single Residence	Town-owned
155	77-38	vacant land along Fuller Brook adjacent Woodlawn Cemetery	0.21	Conservation	NRC	Good	0.22	Yes	No	Passive	Single Residence	Article 97 Conservation
156	63-39	Ware Park	0.17	Parkland	NRC	Good	0.23	Yes	No	Active	Single Residence	Article 97 Conservation
157	203-26	vacant land on Edgemoor Avenue / Manor Avenue	0.11	Tax Title	Unknown	Fair	0.11	No	No	Passive	Single Residence	Unknown
158	203-4	vacant land on Highledge Avenue	0.33	Tax Title	Unknown	Fair	0.33	No	No	Passive	Single Residence	Unknown

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
23	204-56	Cochituate Aqueduct - Overbrook Drive to Natick town line	0.67	Open Space	State	Good	32.05	Yes	No	Passive	Varies	State-owned
23	192-26	Cochituate Aqueduct - south of Route 9	0.71	Open Space	State	Good	32.05	Yes	No	Passive	Varies	State-owned
23	199-89	Cochituate Aqueduct - Overbrook Drive to Route 9	3.93	Open Space	State	Good	32.05	Yes	No	Passive	Varies	State-owned
<b>23</b>		<b>Total</b>	<b>5.32</b>									
94	6-10	Masshighway excess land (Wellesley Office Park)	2.45	State	NOT GIVEN	Good	3.07	Yes	No	Passive	Administrative/ Professional	State-owned
96	140-1	Charles River	10.88	State	NOT GIVEN	Good	15.66	Yes	No	Passive	Conservation	State-owned
96	177-14	Charles River	3.27	State	NOT GIVEN	Good	15.66	Yes	No	Passive	Conservation	State-owned
<b>96</b>		<b>Total</b>	<b>14.16</b>									
<b>Land Owned by Nonprofit Conservation Organizations</b>												
66	116-7	Guernsey Sanctuary	2.14	WCC	WCC	Good	18.18	Yes	No	Passive	Conservation	NOT GIVEN



Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
66	128-6	Guernsey Sanctuary	13.84	WCC	WCC	Good	18.18	Yes	No	Passive	Conservation	NOT GIVEN
<b>66</b>		<b>Total</b>	<b>116.65</b>									
67	71-9	A Patch of Woods	0.93	WCC	WCC	Good	0.93	Yes	No	Passive	Single Residence	NOT GIVEN
68	141-9	Susan Lee Memorial Sanctuary & Heyl Gift	3.29	WCC	WCC	Good	9.12	Yes	No	Passive	Conservation	NOT GIVEN
68	127-2	Susan Lee Memorial Sanctuary & Heyl Gift	1.39	WCC	WCC	Good	9.12	Yes	No	Passive	Conservation	NOT GIVEN
68	128-23	Susan Lee Memorial Sanctuary & Heyl Gift	4.51	WCC	WCC	Good	9.12	Yes	No	Passive	Conservation	NOT GIVEN
<b>68</b>		<b>Total</b>	<b>9.20</b>									
69	96-60	Soule Grant (Greenwood and Dinsmore Aves.)	0.15	WCC	WCC	Good	0.15	Yes	No	Passive	Single Residence	NOT GIVEN
70	192-28	Pickle Point Sanctuary	3.20	WCC	WCC	Good	3.28	Yes	No	Passive	Single Residence	NOT GIVEN
71	183-24	Coveside Bank Sanctuary	0.05	WCC	WCC	Good	0.05	Yes	No	Passive	Single Residence	NOT GIVEN

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
72	134-65	Cold Springs Brook Sanctuary	1.72	WCC	WCC	Good	1.84	Yes	No	Passive	Single Residence	NOT GIVEN
73	136-30-A	Cronk's Rocky Woodland	0.58	WCC	WCC	Good	0.58	Yes	No	Passive	Single Residence	NOT GIVEN
74	62-26	Wight Pond (Mary Walker Gift)	5.63	WP Trust	WP Trust	Good	5.5	Yes	No	Passive	Single Residence	NOT GIVEN
101	90-4	Walker Woods	1.47	WCC	WCC	Good	1.44	Yes	No	Passive	Single Residence	NOT GIVEN
<b>Federal-Owned Land</b>												
97	10-47	National Guard Reserve - Minuteman Lane	6.98	State	NATIONAL GUARD	Good	7.01	Yes	No	Passive	Single Residence	Federal
<b>Miscellaneous Land</b>												
107	4-7	Clover leaf traffic island - state land	2.28	Greenspace	State	Good	15.31	Yes	No	Passive	Single Residence	State-owned
107	4-6	Clover leaf traffic island - state land	5.40	Greenspace	State	Good	15.31	Yes	No	Passive	Single Residence	State-owned
107	4-9	Clover leaf traffic island - state land	1.16	Greenspace	State	Good	15.31	Yes	No	Passive	Single Residence	State-owned
107	4-8	Clover leaf traffic island - state land	1.58	Greenspace	State	Good	15.31	Yes	No	Passive	Single Residence	State-owned

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
107	2-3	Clover leaf traffic island - state land	0.68	Greenspace	State	Good	15.31	Yes	No	Passive	Single Residence	State-owned
107	4-5	Clover leaf traffic island - state land	0.93	Greenspace	State	Good	15.31	Yes	No	Passive	Single Residence	State-owned
107	4-4	Clover leaf traffic island - state land	2.47	Greenspace	State	Good	15.31	Yes	No	Passive	Single Residence	State-owned
107	4-3	Clover leaf traffic island - state land	0.81	Greenspace	State	Good	15.31	Yes	No	Passive	Single Residence	State-owned
<b>107</b>		<b>Total</b>	<b>15.30</b>									
108	15-40	Route 9 traffic island - state land	0.01	Greenspace	State	Good	0.59	Yes	No	Passive	Single Residence	State-owned
108	15-31	Route 9 traffic island - state land	0.15	Greenspace	State	Good	0.59	Yes	No	Passive	Single Residence	State-owned
108	15-38	Route 9 traffic island - state land	0.41	Greenspace	State	Good	0.59	Yes	No	Passive	Single Residence	State-owned
108	15-41	Route 9 traffic island - state land	0.02	Greenspace	State	Good	0.59	Yes	No	Passive	Single Residence	State-owned
<b>108</b>		<b>Total</b>	<b>0.60</b>									

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
117	171-80	Fells Traffic Island - state land	0.18	Greenspace	State	Good	1.52	Yes	No	Passive	Single Residence	State-owned
117	170-136	Fells Traffic Island - state land	0.70	Greenspace	State	Good	1.52	Yes	No	Passive	Single Residence	State-owned
117	171-79	Fells Traffic Island - state land	0.66	Greenspace	State	Good	1.52	Yes	No	Passive	Single Residence	State-owned
<b>117</b>		<b>Total</b>	<b>1.54</b>									
137	159-125	The Woodlands Traffic Island	0.70	Greenspace	Municipal	Good	0.74	Yes	No	Passive	Single Residence	Town-owned
138	23-3	Town Forest access from Madison Road	0.12	Conservation	NRC	Good	0.12	Yes	No	Passive	Conservation	Article 97 Conservation
139	15-35	Traffic island - state land	0.31	Greenspace	State	Good	1.73	Yes	No	Passive	Single Residence	State-owned
139	15-34	Traffic island - state land	0.11	Greenspace	State	Good	0.42	Yes	No	Passive	Single Residence	State-owned
139	15-33	Cedar Street ramp traffic island - state land	0.87	Greenspace	State	Good	0.42	Yes	No	Passive	Single Residence	State-owned
139	15-36	Cedar Street ramp traffic island - state land	0.80	Greenspace	State	Good	0.42	Yes	No	Passive	Single Residence	State-owned

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
139	15-32	Cedar Street ramp traffic island - state land	0.03	Greenspace	State	Good	0.42	Yes	No	Passive	Single Residence	State-owned
139	15-37	Cedar Street ramp traffic island - state land	0.03	Greenspace	State	Good	0.42	Yes	No	Passive	Single Residence	State-owned
<b>139</b>		<b>Total</b>	<b>2.14</b>									
140	51-48	Town of Wellesley - Boulevard Road Pump Station	0.42	Water Works	DPW	Good	0.42	Yes	No	Affordable housing	Single Residence	Town-owned
141	47-40	Traffic Island	0.24	Greenspace	SEL	Good	0.24	Yes	No	Passive	Single Residence	Town-owned
142	75-89	Traffic island	0.02	Greenspace	SEL	Good	0.02	Yes	No	Passive	Single Residence	Town-owned
143	29-68	Traffic island	0.18	Greenspace	SEL	Good	0.17	Yes	No	Passive	Single Residence	Town-owned
144	171-77	Traffic island	0.01	Greenspace	SEL	Good	0.01	Yes	No	Passive	Single Residence	Town-owned
145	170-138	Traffic Island - tax title	0.24	Tax Title	Unknown	Good	0.24	No	No	Passive	Single Residence	Unknown
146	138-39	Traffic Island at Washington Street / Dover Road	0.02	Greenspace	Municipal	Good	0.03	Yes	No	Passive	Single Residence	Town-owned



Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
75	194-23	Wellesley College	24.39	Institution (excess property)	Wellesley College	Good	315.93	Yes	Varies	Active	Educational	NONE
75	186-2	Wellesley College	81.14	Institution (excess property)	Wellesley College	Good	315.93	Yes	Varies	Active	Educational	NONE
75	137-18	Wellesley College	212.06	Institution (excess property)	Wellesley College	Good	315.93	Yes	Varies	Active	Educational	NONE
<b>75</b>		<b>Total</b>	<b>317.59</b>									
76	138-33	Wellesley College - Nehoiden Golf Course	90.77	Institution (excess property)	Wellesley College	Good	87.96	Yes	Varies	Active	Educational	NONE
77	152-1	Wellesley College - Cheever House	20.96	Institution (excess property) , Trails	Wellesley College/WCC	Good	21	Yes	Varies	Active	Single Residence	NONE
78	149-5	Wellesley College - North 40 Botanical Gardens	46.65	Institution (excess property)	Wellesley College	Good	46.1	Yes	No	Active	Single Residence	NONE
79	58-1	Babson College	25.83	Institution (excess property)	Babson College	Good	202.59	Yes	Varies	Active	Educational	NONE
79	67-22	Babson College	173.79	Institution (excess property)	Babson College	Good	202.59	Yes	Varies	Active	Educational	NONE
<b>79</b>		<b>Total</b>	<b>199.62</b>									

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
80	113-36	Dana Hall School	34.83	Institution (excess property)	Dana Hall	Good	36.78	Yes	Varies	Active	Educational	NONE
81	102-53	Tenacre Country Day School	9.83	Institution (excess property)	Tenacre	Good	9.06	Yes	Varies	Active	Educational	NONE
82	17-56	St. Mary's Cemetery	10.00	Cemeteries	Church-owned	Good	7	Yes	No	Passive	Church Owned	NONE
84	78-16	Woodlawn Cemetery	46.13	Cemeteries	Church-owned	Good	47.39	Yes	No	Passive	Single Residence	NONE
147	124-85	Wellesley Congregational Church Cemetery	2.31	Cemeteries	Church-owned	Good	2.33	Yes	No	Passive	Single Residence	NOT GIVEN
<b>Land Under Current Use Taxation Programs (61 A+B)</b>												
85	165-11	Elizabeth Hunnewell	6.95	61A	Private	Good	11.53	No	No	Passive	Single Residence	CR
85	165-10	Elizabeth Hunnewell	4.34	61A	Private	Good	11.53	No	No	Passive	Single Residence	CR
85		<b>Total</b>	<b>11.28</b>									
86	164-11	Francis O. Hunnewell	7.14	61A	Private	Good	2.89	No	No	Passive	Single Residence	CR

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
86	164-2	Francis O. Hunnewell & Elizabeth Hunnewell	3.27	61A	Private	Good	7	No	No	Passive	Single Residence	CR
<b>86</b>		<b>Total</b>	<b>10.42</b>									
87	153-2	Jane P. Hunnewell	16.60	61A	Private	Good	28.21	No	No	Passive	Single Residence	CR
87	164-12	Jane P. Hunnewell	0.78	61A	Private	Good	28.21	No	No	Passive	Single Residence	CR
87	153-1	Jane P. Hunnewell	8.87	61A	Private	Good	28.21	No	No	Passive	Single Residence	CR
87	164-7	Jane P. Hunnewell	5.73	61A	Private	Good	28.21	No	No	Passive	Single Residence	CR
<b>87</b>		<b>Total</b>	<b>31.98</b>									
88	163-5	Hunnewell Family	39.44	61A	Private	Good	7.1	No	No	Passive	Single Residence	CR
89	177-13	Hunnewell Farm	14.80	61A	Private	Good	15.43	No	No	Passive	Single Residence	CR
90	164-1	Hunnewell Land Trust	5.67	61A	Private	Good	10.44	No	No	Passive	Single Residence	CR

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
90	165-12	Hunnewell Land Trust	5.25	61A	Private	Good	10.44	No	No	Passive	Single Residence	CR
<b>90</b>		<b>Total</b>	<b>10.93</b>									
91	176-4	M. Luisa Hunnewell	6.58	61A	Private	Good	6.64	No	No	Passive	Single Residence	CR
83	40-1	Wellesley Country Club	32.16	61B	Wellesley Country Club	Good	136.85	No	Varies	Active	Single Residence	TEMP
83	32-2-A	Wellesley Country Club	104.83	61B	Wellesley Country Club	Good	136.85	No	Varies	Active	Single Residence	TEMP
<b>83</b>		<b>Total</b>	<b>136.99</b>									
111	187-1	Von Clemm Estate	13.74	61	Private	Good	23.36	No	No	Passive	Single Residence	CR
111	186-3	Von Clemm Estate	11.91	61	Private	Good	23.36	No	No	Passive	Single Residence	CR
<b>111</b>		<b>Total</b>	<b>25.65</b>									
159	76-76	Seaver St. Parcel Abutting Fuller Brook Park	0.16	Parkland - Passive	NRC	Good	0.16	Yes	No	Low Passive	Single Residence	Article 97

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
160	76-77	Seaver St. Parcel Abutting Fuller Brook Park	0.28	Parkland - Passive	NRC	Good	0.28	Yes	No	Low Passive	Single Residence	Article 97
161	76-78	Seaver St. Parcel Abutting Fuller Brook Park	0.26	Parkland - Passive	NRC	Good	0.26	Yes	No	Low Passive	Single Residence	Article 97
162	186-1	Wellesley College - 99 Pond Rd.	10.03	Undeveloped	Private	Good	10.03	No	No	Educational	Single Residence	None Private
163	192-10	900 Worcester ST (St. James Property)	7.86	Majority of Land is Developed Limited Open Space and Wetlands	SEL	Good	7.86	Yes	Varies	High Active	Single Residence	None Municipal

\*Water quality and stormwater improvement projects at these properties were funded in part by Massachusetts Department of Environmental Protection 319 Nonpoint Source Competitive Grants.

†Construction and Renovation projects at these properties were funded in part by local Community Preservation Act funds.



## 6. Community Vision



*Photo Credit: Raina McManus*

### A. Description of Community Visioning Process

This Open Space and Recreation Plan Update 2015 is the final product of a combination of an extensive public participation process conducted for the Town's Comprehensive Plan, and additional public meetings and a community survey developed specifically for the Open Space and Recreation Plan. Through the survey, forums, hearings and many working group meetings conducted for the Open Space Plan, as well as inter-departmental collaboration and sub-committee consultation, the views and perspectives of a broad range of the Wellesley community have been identified and inform the vision and resulting overall open space and recreation goals outlined below. For a more detailed description of the Town's planning and visioning process and public participation efforts, see *Section 2. B. Planning Process and Public Participation*. To review the complete results from the 2015 Open Space and Recreation Plan Community Survey, see Appendix B.

### B. Statement of Open Space and Recreation Goals

Based on the public visioning process, Wellesley's overall open space and recreation vision is to improve the Town's current open space and recreation resources and opportunities in order to enhance the community's quality of life. Achieving this overall goal includes:

- Protecting and enhancing the town's natural environment for the benefit of the town's

existing and future citizens;

- Protecting sensitive environmental areas from potential hazards or unnecessary disruption to their ecosystems;
- Maintaining sufficient natural areas so that important plant and wildlife species can be sustained;
- Preserving, protecting and acquiring specific parcels of open land that are significant either because of their size or because they provide potential links to expand the existing network of open spaces;
- Protecting and improving surface water and groundwater resources, and in particular to enhance the value of Morses Pond for multiple use (i.e., water supply, environmental protection and recreation);
- To continue to provide recreational facilities that meet the needs of the Town's residents;
- To enhance accessibility to both playgrounds and trails for young, old and handicapped users;
- Classify public and private open space according to availability for use, appropriate intensity of use, and need for critical protection of irreplaceable resources;
- Carefully plan for future use of all currently undeveloped land so as to insure a balance between open space and developed lands;
- Connecting parks, playing fields and other public and publicly-accessible lands with walkways and bikeways to create a network of parks and open space within Wellesley and neighboring towns; and
- Providing more indoor and outdoor multi-purpose park and recreational lands and facilities.

## **7. Analysis of Needs**

Wellesley is fortunate to have a wide range of natural and recreational resources. Due to the long-term generosity and diligent work of many citizens, several large tracts of woods, fields, wetlands, streams, and hills provide a variety of wildlife habitats and environments for Wellesley residents to enjoy. Tree-lined streets and an extensive parks and trails system offer a cool and scenic respite from overall urban growth in the Boston MetroWest area. In addition, playing fields and playgrounds, several with newly built facilities, offer improved opportunities for play and team sports. If the Town is to continue to benefit from these, its officials and citizens need to be vigilant in protecting and enhancing these resources for a growing and changing population. Section 7 is the updated analysis of these needs.

The Massachusetts Statewide Comprehensive Outdoor Recreation Plan (SCORP) 2012 notes that public officials said that adolescents aged 13-18 is the age group that has the least of their needs met. When asked what types of facilities are most lacking in the community, teen centers and skateboard parks were mentioned the most frequently. In general, across the board, the type of facility that is most lacking at facilities is public restrooms. In order to increase their outdoor recreation activity, youths identify three main priorities. Most importantly, youths point to a need for more recreation areas close to their homes (56% mentions). Half of youth respondents (53%) also state that more sports equipment would help increase their outdoor activity, while 46% wish for more recreation areas designed just for kids “my age.” Furthermore, at the state level, adult residents most frequently mentioned beaches and hiking trails. At the local level, playgrounds top residents’ lists, but sports-related facilities are more important to residents at the local level than developing these facilities at the state level. Youths’ desires for new or improved outdoor recreation facilities largely overlap with the preferences of adults. One in seven Massachusetts households has a member of the household with a disability that restricts his or her ability to use outdoor recreation areas and facilities.

### **Results from the Land Trust Survey**

While land trusts are not able to apply for LWCF grants, they are an active partner with state agencies and municipalities in land acquisition projects. Currently, the top four issues land trust respondents identified when it comes to their facilities are acquiring new land, trail maintenance, conservation restriction stewardship, and funding. The most important physical issues the land trusts are addressing include invasive species management, control of undergrowth and weeds, and adequate parking.

Land trusts respondents pointed out social issues they are facing, including illegal use of trails, littering and dumping, and conflicts between different types of users. Land trust survey respondents indicated that they struggle with making their work relevant to a more diverse audience and connecting their land to neighborhoods, schools, etc.

### **Results from the Open Space and Recreation Survey**

The full results from the Survey conducted by the Natural Resources Commission are located in Appendix B. The Commission received more than 600 survey responses. The top ten highlights of the results from our respondents are as follows:

- 91% feel it's important to acquire and preserve open space for active and passive recreation.
- 94% percent are concerned about water pollution from pesticides and stormwater runoff.
- 87% think it's important to acquire and preserve open space for natural resource protection.
- 82% are concerned about Wellesley trees.
- 89% feel areas specific to passive recreation are important.
- 67% feel areas specific to active sports are important.
- 76% would like our trail system to be expanded and improved.
- 71% would like to acquire more land for conservation purposes.
- 66% would like to acquire more land for recreational facilities.
- 80% would like better places to run and bike.

## A. Methods of Analysis

There are several methods by which the supply and demand of open space and recreational facilities can be evaluated. In this section, the following three measures are used:

- Comparison with other communities: The amount of protected open space in Wellesley is compared with the amounts of open space in two comparable communities.
- Comparison of existing facilities with State and national standards: The number of specific recreational facilities in Wellesley is compared to standards set forth in the Statewide Comprehensive Outdoor Recreation Plan and other standards developed by the National Recreation Association, and to a more detailed methodology for determining regional supply and demand published in the Massachusetts Department of Conservation and Recreation.
- Assessment of need by Town boards and officials: Several specific recreational facility needs are identified, based on the expertise and experience of the Town's Recreation Commission staff.
- Survey Results: As noted in Appendix B, an Open Space and Recreation Survey was distributed to a large number of local organizations, with Enhanced outreach efforts directed towards the 3 census districts outlined in Map 2.

## B. Summary of Resource Protection Needs

The major resource protection needs facing Wellesley result from the fact that the Town and its neighboring communities are substantially built up and consequently, remaining development must occur on land that is marginal for building by reason of soils, topography, or location relative to sensitive resources. The extensive urbanization of Wellesley's watersheds means that the Town's ponds and streams are susceptible to degradation of water quality. This concern is augmented by the potential for erosion from development on steep slopes in several areas. The Town needs to address this concern through a variety of approaches including regulations, infrastructure and acquisition.

A resource that merits particular attention is Moses Pond, which provides both water supply and recreation functions for the Town. The pond is under pressure from development both in the immediate area (dense residential neighborhoods along the shore and Route 9 just to the north) and throughout its watershed. The Town is engaged in ongoing watershed and in-lake management programs to maintain and improve the water quality of the pond, and has recently begun implementing a \$2 million Moses Pond Management Program led by the NRC.

Based on the Town's past Open Space and Recreation Plans, the Wellesley Comprehensive Plan 2007- 2017, and including information gathered from the public, resource protection and enhancement needs will continue to be a priority over the next seven years in two general categories: water and land. The pages that follow present needs as expressed in the 2015 OSRP residents' survey, an OSRP public forum held in February 2004, and the many public meetings held since the last Wellesley Open Space and Recreation Plan was published.

## C. Water Resource Needs

Water resources in Wellesley include streams, wetlands, ponds, and one river: the Charles. The underlying springs and aquifers provide the people of Wellesley with drinking water, while the surface waters provide wildlife habitat, recreation and beautiful vistas that change with the seasons.

The federal Clean Water Act and Safe Drinking Water Act, the state Wetlands Protection Act (M.G.L. c.131§407) and the Town's Wetlands Protection Bylaw (Article 44) provide a statutory infrastructure to protect most of Wellesley's water resources from degradation due to normal development. The current development pressures are impacting many water resources through runoff from increased impervious surfaces, newly graded landscapes, as well as pollution from pesticides, herbicides, and fertilizers. Wellesley's water resource needs are as follows:

***Reduce overlapping jurisdiction between the Watershed Protection District zoning overlay, the Water Supply District zoning overlay, and the Wetlands Protection Bylaw.*** As Wellesley's bylaws have grown over time, overlap has developed between its three major water protection laws. These laws should be reviewed to eliminate needless intersections in the permitting process.

***Promote awareness of the environmental damage caused by stormwater runoff and increased impervious surfaces and regulate development in order to minimize pollution impacts.*** Wellesley's experiences with redevelopment and its location in regional watersheds make it important for the Town to regulate stormwater issues. As new residential properties increase impervious surface areas on lots, the Town will see an increase in runoff and pollutants. The Town must provide regulations that place adequate restrictions on non-point source pollution. For example, in some communities, the local wetlands bylaw promotes the use of native vegetation and elimination of lawns on the shores and banks of water bodies and near wetlands. In addition, Wellesley must also consider how regional development creates additional water quality issues. Current laws must be re-evaluated frequently to ensure that their provisions promote acceptable levels for both local and regional water quality.

***Reduce non-point source pollution in water bodies from regional activities in upstream communities, particularly in the watershed area bordering Moses Pond.*** This could be achieved through educational outreach to residents of Weston and other neighboring communities. The result could be reductions in fertilizers and chemical herbicides that would lower phosphorous and other nutrient levels, resulting in better water quality.

***Protect surface and groundwater quantity and quality through protection of wells,***



***aquifers, watershed and groundwater recharge areas.*** High priority should be given to protection and possible acquisition of forested or vegetated lands that can provide increased filtration for the seven Town drinking water wells that draw from two alluvial aquifers under Morses Pond and Rosemary Brook. The Rosemary Brook Aquifer has been affected by groundwater pollution in Needham (see Section 4), while the Waban Aquifer underneath Morses Pond is subject to contamination from many development activities along Route 9.

***Continue public awareness campaigns to alert Wellesley residents to the harmful effects of non-point source pollution.*** Produce educational materials and sponsor campaigns that provide information on the local and regional impacts of overuse of pesticides, herbicides and chemical fertilizers on private properties. Also include alternative solutions.

***Increase water conservation.*** Recent Water Use Projections (see Section 4) indicate possible summer water shortages in Wellesley over the next two decades. The current popularity of lush green lawns should prompt increased educational efforts on water conservation throughout the year. Many residents are concerned that much of their local drinking water is being pumped as wastewater out to Deer Island. They need to be shown systems, like low-impact cisterns and rain barrels, which can collect rainwater for use on their landscapes. Articles in the local press on Town and DPW conservation efforts, such as outdoor watering bans, and installation of low-flow showers and toilets, need to be part of any education effort.

***Restore and manage ponds to reduce effects of development and eutrophication.*** Wellesley has embarked on an aggressive program of pond restoration and management. Several smaller ponds have already been restored, but all will require ongoing monitoring and management. Morses Pond is the Town's most important pond because of its multiple functions: as a source for recreation, wildlife habitat, and drinking water through its adjacent deep aquifer wells. The Town needs to continue to fund the implementation of the 2005 "Comprehensive Management Plan for Morses Pond," in order to restore and enhance the pond's health. Town officials should continue to work closely with citizens' groups, such as the Friends of Morses Pond, to improve the pond's environment.

***Strengthen and increase protection of vegetated buffer zones.*** Stream corridors, ponds and wetlands can all sustain more diverse wildlife and generate better water quality when a mix of woody vegetation, especially tall canopy trees, are growing at their edges. Whether on private or public land, invasive plant removals should be encouraged in all affected areas, especially on wooded shorelines.

***Support watershed efforts to restore fish passage to the Charles River.*** Currently, only small numbers of adult shad are observed in the river each year. The Charles River should support a large, viable shad population of up to 30,000 adult fish, based on Charles River Watershed Association's (CRWA) target fish community work, which takes into consideration historical records of fish in the Basin, and the community appropriate for a natural river in southern New England. The collaborative restoration project seeks to increase the number of shad to this target population over the next decade.

***Support improved environmental conditions in the Charles River and its tributaries.*** Work with state regulators, developers, and CRWA on various legal and technical mechanisms that can be used to improve flow conditions in the river, thereby promoting a shift in the fish population to represent one found in a more natural riverine system. Assessment of the Finlay, Cordingly and Circular dams will contribute to that process.

## D. Land Resource Needs

The key to greater watershed protection and water quality improvement in Wellesley is the protection of vegetated land and encouraging environmentally sensitive and responsible developmental land use. It is essential to use all available planning tools to protect remaining pervious and green lands.

***Preserve open space parcels that are significant because of their size or location.*** The Town needs to be poised to acquire significant remaining parcels that may come up for sale or change of usage, by assessing their natural resource value as wetlands, wildlife habitats and recreational assets.

***Continue to identify important open space properties and work with property owners to obtain conservation restrictions.*** The NRC should continue to seek donations of conservation restrictions from owners of undeveloped land, particularly where this land links to existing protected land, either in Wellesley or its bordering towns. Although restrictions on some properties may be readily obtained through bequests or gifts, it is important to identify key open space properties, especially where parcels could provide strategic links for the Town's trail system.

***Continue to protect and enhance the Public Shade Tree Program by providing adequate funding for planting new trees throughout the Town.*** Wellesley's "urban forest" includes trees in parks, the Town Forest, and the canopy of trees along Town streets and on other public land. Continued funding of the Public Tree Replacement Program is needed to ensure maintenance of the Town's public trees by an annual appropriation of approximately \$30,000 a year from Town Meeting. Trees are lost each year due to disease, age, storms, and construction. The Town's recently implemented database inventory, "Tree Keeper," reveals the need for 60 to 100 new and replacement trees to be planted on public land each year. In recognition of its effective urban forestry management program, Wellesley is the first Massachusetts community to receive a 25-year Tree City USA Award from the National Arbor Day Foundation.

***Protect and monitor linked habitat for wildlife along the Town's stream corridors and trail systems.*** Funding for maintenance of these corridors and systems will be needed. In addition, outreach and education, plus cooperation with volunteer groups will be necessary to fulfill this need.

***Ensure that watershed protections are provided in the Town's zoning bylaws.*** Although Wellesley has bylaws that protect watershed and wetland areas, these regulations may need to be updated as regional growth continues. In addition, bylaws can be amended to more finely regulate vegetation removal, drainage, and grading of development lots.

## E. Summary of Community Needs

"Community Needs" are those needs applying to direct public uses of open lands for recreation. For the purposes of this analysis, **Passive Recreation** focuses on Wellesley's conservation areas, trail systems and ponds and **Active Open Space** will examine areas such as athletic complexes, playing fields, playgrounds and tot lots. As with natural resources, recreational open spaces also provide a backbone to the health and well being of the community, but their design and maintenance must also accommodate a wide variety of users and their many cars, without degradation of the natural resources. This section also includes an analysis of the facilities from an accessibility point of view, with reference to the Americans with Disabilities Act inventory,

found in Appendix A.

### **Balancing Passive and Active Open Space**

Wellesley faces the challenge of preserving, expanding and maintaining open space for passive uses, water quality, and wildlife habitat, while meeting increasing requests for active recreational space. Although demand for park facilities and programs may grow, the Town will have to weigh this demand against the environmental benefits that passive open spaces provide.

### **Trends in Recreational Tastes and Participation**

The past decade has seen a change in the recreational and open space tastes of Americans. Sports activities have expanded from traditional American sports like baseball and football, to include other sports such as soccer, lacrosse and softball. In addition, many more children are participating in multiple athletic activities at earlier ages and several sports have become multi-seasonal. Additionally, more adults are participating in league play and people of all ages have become more interested in outdoor activities such as disc golf, kayaking, stand-up paddleboarding and use of fitness trails. The demand for passive recreational activities has also grown. Moreover, bikeways, trails, and greenways not only provide exercise opportunities in natural open spaces, but can provide alternative forms of transportation that reduce auto-dependency. All of these trends have affected Wellesley's recreational programs. The Wellesley Recreation Commission anticipates an increased demand both for active playing fields in all sports seasons, as well as for passive recreation areas.

**Table 9: Youth and Older Adult Population Growth, 1990-2010 (Source – US Census)**

<b>Population Group</b>	<b>1990 Total</b>	<b>2010 Total</b>	<b>% Change</b>
Under 5	1,565	1,570	1.00
5-9	1,534	2,272	1.48
10-14	1,387	2,380	1.72
15-19	1,586	3,145	1.98
<b>Total Children</b>	<b>6,072</b>	<b>9,367</b>	<b>1.54</b>
45-54	3,241	4,301	1.33
55-59	1,242	1,713	1.38
60-64	1,167	1,564	1.34
65 and over	3,720	3,865	1.04
<b>Total Adults</b>	<b>9,370</b>	<b>11,443</b>	<b>1.22</b>

## F. Passive Open Space Needs

### Background

Wellesley's passive open space needs center on protection and expansion of open space areas. The amount of unprotected open space (1,092 acres) and its potential for conservation to other uses poses a major challenge to Wellesley's future open space needs. Most of the privately owned open space in Wellesley is in private ownership, and the possibility exists that this land could be developed as part of college expansion plans. The landscaped grounds of Wellesley College, Massachusetts Bay Community College and Babson College currently contribute to the green infrastructure of the Town, but nothing guarantees that this open space will be preserved. In addition, the forest and agricultural land that falls under the M.G.L. c. 61 programs (255 acres) has no preservation guarantee. If an owner chooses to discontinue participation in the tax abatement program, his or her acreage will no longer be protected from development. Although the Town has the right of first refusal on some of these properties once they emerge from tax abatement programs, land costs are very high; it may be difficult for the Town to act quickly enough to protect the land when it goes on the market.

Although Wellesley is generally considered a "built-out" town, a Community Build-Out Analysis of the Town by the Metropolitan Area Planning Council concluded that an additional 851 acres (out of a total land acreage of 6,338) of privately owned open space could be developed under existing zoning regulations, which could result in an additional 2,229 dwelling units with 8,094 additional residents. This increased development would alter the Town's open space and would dramatically increase demands on the Town's infrastructure, including its school system, water supply, and solid waste capacity (see "Metropolitan Area Planning Council Build-Out Analysis of the Town of Wellesley," November 2000). Many residents are deeply concerned about the "mansionization" of Wellesley. Wellesley is currently faced with an increasing loss of open space, and the NRC the Town need to make the preservation and acquisition of open space a priority for the benefit of all residents.

As shown in Table 10, Centennial Reservation, with 42 acres, is considered by many residents to be the pre-eminent open space in Wellesley, as it provides scenic views of Wellesley and the neighboring town of Needham. Fuller Brook Park was the first park in Wellesley, acquired over several decades but started in 1899. Boulder Brook Reservation has a very large and varied landscape over 30 acres in size. Other publicly owned passive recreation land includes a 25-mile system of trails, nature conservancies, and ponds. Residents also have access to institutionally owned open space at local colleges. All of these spaces will need continued vigilance and much attention paid to their maintenance and protection.

***Enact mandatory cluster zoning to maximize open space preservation and allow limited development if these properties cannot fully be protected.*** Cluster zoning would ensure that a significant portion of the developed parcel remains as private open space. This type of zoning would prevent a project from occupying the entire lot. Instead, structures and paved areas would be grouped together at a higher density on one portion of the property, thus leaving part of the property as open space. In addition, the Planning Board should require that the Town's open space goals are taken into account when reviewing site plans and should encourage developers to use low-impact design strategies on these parcels.

***Develop a strategy for placing conservation restrictions on Town-owned park and conservation land.*** Because of the time and expense involved in drafting and securing conservation restrictions, the NRC should develop a strategy focused on lands that might be most vulnerable. Much of the Town-owned open space is protected under Article 97 of the

Massachusetts Constitution, but could be converted to other uses through Town Meeting and legislative action.

**Protect remaining historic landscapes.** Identify, preserve, and protect scenic and historically significant landscapes throughout the Town. Currently, only Elm Park/Isaac Sprague Memorial Tower (also known as “Clock Tower Park”) is a protected historic landscape. Fuller Brook Park is in the process of being protected.

**Establish and maintain relationships with Massachusetts Bay Community College, Babson College, and Wellesley College.** The NRC needs to continue to work with these institutions in order to monitor any changes in use of each institution’s current open space properties.

**Expand ADA accessibility to Town-owned open space and recreational resources.** The need for expanded accessibility to the Town’s open space and recreational resources including ADA parking spaces has been identified at Fuller Brook Park, which is the most heavily used Town park due to its central location and paved pathway. Construction of ADA accessible pathways and parking is being installed in Fuller Brook Park

**Table 10: Public Passive Open Space and Ponds in Wellesley**

Name	Location	Acres	Land Status	Facilities/Activities
<b>RESERVATIONS &amp; CONSERVATION</b>				
Boulder Brook Reservation	Westgate Rd.	31.16	Conservation	Trails/Walking
Carisbrooke Reservation	Glen Brook Rd.	10.5	Conservation	Trails/Walking
Centennial Reservation	Oakland Street	41.94	Conservation	Meadows, pond, hiking trails, cross-country skiing
Town Forest	Oakland St., off Rte. 9	62.3	Conservation	hiking trails, and cross-country skiing, well protection
Overbrook Reservation	Rt. 9 & Weston Rd.	10.29	Conservation	N/A
Rocky Ledges	Meadowbrook Road	15.53	Conservation	Trails/Walking
<b>PATHS</b>				
Caroline Brook Path	Hunnewell Field to Maugus Avenue	11.81	Park	Walking, jogging
Cochituate Aqueduct	Rte 9 at Natick Line to Weston Rd.	54.59	Municipal	Hiking, x-c skiing
	Woodlawn Ave to Charles River			
Fuller Brook Path	Dover Rd. to State Street	33.40	Park	Walking, jogging, X-C skiing



<b>PONDS</b>				
Abbott Pond	Fox Hill Road	1.7	Parkland	Bird watching, fishing
Bezanson Pond	Centennial Reservation	.7	Conservation	Nature study, habitat, skating
Duck Pond	Washington St at Town Hall	2.5	Parkland	Fowl habitat, bird watching
Longfellow Pond	Oakland Street	24	Conservation	Fishing
Morses Pond	Turner Road	103	Parkland	Bird watching, fishing, swimming, kayaking
Reeds Pond	Woodside Avenue	10.73	Parkland	Habitat, bird watching, walking
Rockridge Pond	Hundreds Circle	2	Parkland	Habitat, walking, skating
Skating Pond	State Street	1.28	Parkland	Habitat, walking, skating
Station Pond	Croton Street	1.65	Parkland	Habitat, walking, skating
<b>Source: NRC Open Space Inventory, 2007.</b>				

**Enhance pedestrian and bike access to the Charles River. Protect open space on Town's Right-of-Way adjacent to new 27 Washington Street mixed-use development project.** This public Right-of-Way parcel lies along an old railroad bed and bridge adjacent to the private mixed-use development. The developer, National Development Inc., granted a Conservation Restriction to the NRC along the riverfront, which connects to the Right of Way. Pedestrian enhancements were recently completed to improve this connection to the river from Washington Street and on-going maintenance is needed. Cooperative arrangements with the State DCR, the developer, and the Towns of Wellesley and Newton were secured so that this link and former railroad bridge across the Charles River remains a safe and accessible pedestrian and bicycle bridge connecting the two towns.

**Pursue greater connectivity of open spaces on a local and regional level.** Wellesley's trail system provides excellent links among some of the Town's open spaces. The NRC together with its Trails Committee need to create additional inter-town connections for its open spaces, and will continue to work with the Metropolitan Area Planning Council and the Town of Natick Trails Committee to prioritize efforts to increase connectivity of open spaces on a local and regional level.

**Seek trail connections and change of use/redevelopment scenarios.** Potential trail connections exist for the 135 Great Plain Ave. and the St. James/900 Worcester Street sites, which could be obtained through development agreements.

**Strengthen linkages that expand and enhance the trail, pedestrian and bicycle system connecting open space and recreational resources throughout the Town.** In 1938, the "Brook Path" (Fuller Brook Park) was severed in two, (the Caroline and Fuller Brook Paths) due

to the construction of Wellesley High School. This important link will be restored and the footpath will be improved as part of the Fuller Brook Park Preservation Project, which began implementation in the fall of 2014.

***Maintain and create pedestrian linkages between open space areas and high-use locations.*** The Town needs to continue to create safe and accessible passages between its open spaces and popular destinations such as the library, stores and train stations. Pedestrian linkages promote safe use of Wellesley's open spaces, discourage car usage, and may also serve as wildlife corridors between habitats. Although several natural corridors exist, such as the "Brook Path" and the Cochituate and Sudbury Aqueducts, the Planning Board and NRC continue to look for opportunities to link all open spaces throughout the Town and the surrounding region. The Town needs to commit sufficient resources to procure and maintain these important linkage parcels whenever possible.

***Strengthen and expand Wellesley's Trails System.*** Wellesley's trails system provides woodland hiking routes in conservation and park areas. These paths link different parts of Wellesley through its open spaces and, in some segments, on-street routes. The path through Fuller Brook Park is the most heavily used trail due to its location near schools, the main library, shopping areas and municipal buildings, and the Crosstown Trail connects the Morses Pond area to the Charles River. It is a priority of the Trails Committee and the NRC to create more water access routes in Wellesley by extending the Charles River Path, and by creating more trail linkages with neighboring towns. The Committee maintains 20 directional map houses along the trails and a web site with trail information. It sponsors eight walks in the spring and fall that attract many participants and also provides many volunteer opportunities each year for Boy Scout and Girl Scout projects associated with trail improvements.

***Continue to expand the trails system through conservation restrictions.*** The Trails Committee should determine whether trails are appropriate for land acquired by the Town through donations or purchase. Paths across small parcels may link with the greater trail system and provide residents with new passive open space opportunities. The NRC will continue to work with property owners to secure conservation restrictions on parcels that provide strategic links for the trails system.

**Table 11: Wellesley's Major Trail System**

Trail Name	Location of Trailhead	Length of Trail
Beard Trail	Beard Way off of Grove Street	1.1 miles
Boulder Brook Reservation Trail	Parking lot on Elmwood Road at Kelly Memorial Park	1.0 miles
Fuller Brook Path	Maugus Avenue	2.3 miles
Carisbrooke Reservation Trail	End of Glen Brook Road	0.5 miles
Centennial Reservation Trail	Centennial parking lot off Oakland St.	1.7 miles

Charles River Path	Washington Street at Charles River	3.2 miles
Crosstown Trail	Cochituate Aqueduct, Route 9	5.9 miles
Esker Trail	Longfellow Pond parking lot, Oakland St.	0.8 miles
Guernsey Path	Winding River Road parking area	2.2 miles
Longfellow Pond Trail	Longfellow Pond parking lot, Oakland St.	0.8 miles
Morses Pond Trail	Turner Road and Crosstown Trail	1.2 miles
Rockridge Pond Trail	Parking area off Hundreds Circle	0.4 miles
Sudbury Aqueduct Trail	Waban Arches	4.6 miles
WCC Guernsey Sanctuary Trail	Winding River Rd parking area	0.6 miles
<b>TOTAL Length</b>		<b>26.3 miles</b>

***Curb dog waste on trails and near environmentally sensitive areas.*** There has been a marked increase in dog waste in the Town's open spaces, though the Town stocks dog waste bags in many locations. Trails Committee members note that bags have been often filled and tossed aside, rather than deposited in one of the special receptacles. In areas such as the Town Forest Morses and Longfellow Ponds, where land surrounds a drinking water source, clear signage and periodic enforcement efforts are needed to stop this practice. Increased efforts are needed to educate users on the importance of cleaning up after themselves and their dogs at all of Wellesley's passive recreation areas.

***Increase Open Space.*** In many areas, Wellesley gives the impression of a town with substantial open space. However, so much of the total area is in private ownership, by either large institutions or families. As a result, compared to some other suburban Boston communities, Wellesley has a relatively small amount of publicly owned or protected open space and recreational facilities in proportion to its population. Tables 9 and 10 compare Wellesley to Concord and Lexington in terms of protected open and recreational land.

**Table 12: Open Space Comparison in Acres**

Type of open Space	Concord	Lexington	Wellesley
<b>Conservation/Parkland</b>	1,363	1,080	552
<b>Other Municipal Space</b> (schools, water supply, library, garden etc.)	2,376	738	186

<b>Chapter 61A &amp; B</b>	1,760	285	255
<b>Conservation Restrictions</b>	1,500	148	200
<b>State</b>	123	7	7
<b>Federal</b>	664	215	7
<b>Non-Profits/Private Schools</b>	1,355	35	1,272
<b>Total</b>	<b>9,141</b>	<b>2,508</b>	<b>2,756</b>
<b>Excluding State/Federal</b>	8,354	2,286	2,465

As Table 12 indicates, after subtracting the significant federal and state-owned acreage from the total of open and recreational land in Concord and Lexington, Concord has a higher acreage count of open space than Wellesley does. Also, as shown in Table 13, although the other towns are both significantly larger in total area than Wellesley, they have higher ratios of protected open space to total area than Wellesley.

**Table 13: Comparison to Comparable Communities**

<b>Area and Population Ratios</b>	<b>Concord</b>	<b>Lexington</b>	<b>Wellesley</b>
<b>Total Open Space</b> (active and passive)	9,141	2,501	2,632
<b>Excluding State/Federal</b>	8,374	2,286	2,349
<b>Total Area</b> (square miles)	24.96	16.48	10.35
<b>Ratio of Open Space to Town Total Area</b> (acres per square mile)	370	151.8	226
<b>Excluding State/MDC/Federal</b>	339	138.7	159
<b>Total Populations - 2000 Census</b>	17,076	28,974	26,613
<b>Population Density</b> (persons/acre of open space)	1.8	2.7	11.7
<b>Ratio of Open Space to Population</b> (acres per 1,000 residents)	542.5	86.3	83.9
<b>Excluding State/Federal</b>	295.7	78.9	0

## G. Active Recreational Open Space Needs

Wellesley has numerous programs for all age groups, and participation in recreational sports has been increasing among children and adults during the past ten years. Most of the scheduled programs are located at the Warren Recreation Building. Wellesley's recreational programs include sports and activities such as summer day camp, cooking, language, music, dance, science, exercise, art and personal enrichment classes for all ages. All classes are self-supporting with fees paid by the participants. Between 2004-2014, the number of people participating in Recreation Department programs grew from 6,000 to 8,000. In addition, Morses Pond Beach has approximately 24,000 users per year. Local sports leagues, such as youth soccer, lacrosse, and baseball also use Wellesley's fields and contribute \$30 per person for field maintenance costs.

### Background: Comparison with Regional and National Standards

Recreation and open space standards are often used to measure the adequacy of a community's park system. Standards set uniform criteria for the amount, size and service radii of recreation and open space areas. Through the application of standards, a community can assess its present inventory of recreation and open space and also determine future needs. Standards, however, should remain as ideals to be attained and not necessarily strict rules to follow. They are most useful as flexible guides for communities to plan, acquire, and develop recreation and open space lands.

The standard to measure how much open space and recreation land there should be in a town varies considerably from community to community. The best known and most popular method is to use a population ratio (acres of park land per thousand population, see Table 13). This method is based on the assumption that the amount of public recreation and open space land needed to serve a community grows in direct proportion to the town's population. It does not take into consideration other demographic factors such as wealth, income or population density. Standards and guidelines for recreation and open space areas have been developed by the National Recreation and Park Association (NRPA) and other organizations, as well as by individual communities. The national standards developed by NRPA can serve as benchmarks for planning; however, because of the differences among individual communities it is often necessary to use these standards as guides to develop criteria to a specific community based on its particular geographic, cultural, climatic and socioeconomic characteristics.

**Table 14: Suggested Recreation Standards for Parks and Playgrounds**

Facility Type	National Standard	Existing in Wellesley	Standard Based on Wellesley's Projected 2015 Population	Increase Needed to Meet National Standard
Playgrounds	1 per 2,000 persons	11 playgrounds on 33 acres	39 acres	6 acres
Neighborhood Parks (0- 40 acres)	2 acres per 1,000 persons	ADD #	52 acres	0



Facility Type	National Standard	Existing in Wellesley	Standard Based on Wellesley's Projected 2015 Population	Increase Needed to Meet National Standard
Playing fields	1.5 acres per 800 persons	6 fields = 60 acres	49	0
Community Parks (40 plus acres)	3.5 acres per 1,000 persons	314 a	91	0
Major Parks (500 acres +)	15 acres per 1,000 persons	0	390	390
Baseball Fields	1 per 10,000 adults; 1 per 6,000 youth	8	17	9
Trails	1 mile per 4,000 persons	25	26	1
Tennis Courts	1 per 2,000 persons	16	17	1
Soccer Fields	1 per 4,000 persons	4	6	2
Football Fields	1 per 10,000 persons	1 stadium	2	1
Water sports, rowing, fishing	1 lake/river per 25,000 persons	2 lakes, 1 river	0	0
Picnic Areas	1 per 2,000 persons		104	NA

- *Note that per NRPA, no current standards exist, and these prior standards were used purely for reference*

**Work with institutional partners to provide additional recreational facilities.** Three large institutions own most of the remaining unprotected open space in Wellesley. Babson College, Massachusetts Bay Community College and Wellesley College may build on and develop their open spaces as part of expansions. Good communication is needed in order to learn of development plans early enough in order to negotiate options to protect or purchase their open space. Dialogue should be continued with the Colleges and the Massachusetts Board of Higher Education.

**Develop a plan to construct an aquatic facility on Town land that will be funded through a public-private partnership.** A top recreation need identified by the Recreation Department is a public aquatic facility that will host competitive swimming and family water activities. In 2014, the Town purchased the parcel of land at 900 Worcester Street, which was the St. James Church and Rectory, from the Boston Catholic Archdiocese. The Town is currently in the site planning process for this land and an indoor aquatic facility and a hockey rink are currently being considered for construction on the parcel.

**Continue to encourage cooperation with surrounding towns for use of public recreational facilities.** Wellesley residents enjoy access to regional public recreational facilities in surrounding communities such as the Leo J. Martin golf course in Weston and the Elm Bank playing fields in Natick and Dover. Elm Bank is owned and managed by the MA Dept of

Conservation and Recreation. In addition, there are numerous private recreational facilities not included in these lists.

***Continue to encourage cooperation with local institutions for use of private recreation facilities.*** Private recreation opportunities in Wellesley include memberships at local clubs such as the Wellesley Country Club, which features an 18-hole golf course, a swimming pool, and tennis and paddle tennis courts. In addition, it is possible in the near future that the new sports complex at Dana Hall School will open to the public on a fee-per-use basis. User fees for these private facilities are generally expensive, and no low-cost private recreational facility exists in Town. Babson College's playing fields, skating rink, tennis courts, and swimming pools are available to the public or to organizations in varying degrees, as are the pools at Wellesley College.

***Plan for future recreation facilities using State and Federal standards.*** The number and type of recreational facilities in Wellesley should be determined (at least in part) in comparison to standards developed by the National Recreation and Park Association ([www.activeparks.org](http://www.activeparks.org)). In addition, we have reviewed current SCORP standards and agree that similar needs exist for children and elderly park visitors in Wellesley.

**Table 15: Public Recreation Facilities & Active Open Space**

Site Name	Location	Facilities	Acres
<b>TOWN PLAYGROUNDS, TOT LOTS &amp; SWIMMING AREA</b>			
McKinnon Park	Fisher Ave.	Open parkland, mowed lawn	3.91
Morses Pond	Turner Rd.	Beach, bath house, docks	4.96
Morton Park	Washington St.	Open park land, mowed lawn	5.5
Ouellet Park	Cedar St.	Playground, Little League baseball, basketball court, picnic tables, parkland	.83
Perrin Park	Thomas Rd.	Little League baseball, Lacrosse/Soccer field, basketball court	5.8
Phillips Park	Off Maugus Rd.	Playground, Little League field, basketball court, picnic tables, parkland	1.1
Peabody Parks	Abbott Rd.	Open park land, mowed lawn	.64
Shaw Common	Laurel Ave.	Open park land, mowed lawn	.48
Skating Pond	State St.	Skating, fishing	
Simons Park	Washington St.	Open parkland, mowed lawn, benches, paths	4.5
Warren Playground	90 Washington St. at Walnut St.	2 baseball fields, 2 playgrounds, basketball court, picnic benches, paved walking paths, open parkland, sledding hills	4.02

<b>SCHOOL PLAYGROUNDS &amp; PLAYING FIELDS</b>			
Bates School	Kelly Memorial Pk.	School playground, tot lot	29.1
Brown Park	Colborn Rd.	Playground, Little League field, picnic tables, benches, walking path	3.4
Fiske School	Hastings Rd.	Playground	4.2
Hardy School	Weston Rd.	Playground	6.1
Hunnewell School	Cameron St.	Basketball court, lacrosse/soccer field, paved path, Tot Lot, Little League field	5
Schofield School	Cedar St.	Playground, playing field, 2 tennis courts	12.9
Sprague School	Oak St.	Playing field	27.7
Upham School	Lowell Rd.	Playground, playing field	11.96
Wellesley HS / Hunnewell Field	Rice St. & Washington St.	Football stands, extensive playing fields	49.1
Wellesley Middle School	Kingsbury St.	4 tennis courts, 1 basketball court, playing fields	5.7
Abbott Pond	Fox Hill Road	Passive Use	4
Beebe Meadow	Cartwright & Kenilworth Roads	Paved & natural paths, bird watching	6.77
Fuller Brook Park	Dover Road to State Street	Walking, jogging, and cross-country skiing	45.21
Central Park	Wellesley Square	Paths, Station Oak, benches, parking	1.51
Clocktower Park	Washington Street	Picnic tables, gardens, clock tower	1.34
Devil's Slide	6 Greenwood Road	Passive use	.45
Hunnewell Park	Wellesley Square, Town Hall	Arboretum, picnic tables, benches, and duck pond	12.72
Indian Springs Park	The Waterway	Pocket Park	2.73
Morton Park	Washington Street	Passive use, mowed lawn	2.06
Peabody Park (East & West)	Abbott Road & Livermore Road	Neighborhood use	.65
Rockridge Pond	Off Hundreds Road	Fishing and ice-skating	5.12

Sawyer Park	Forest & Wellesley Avenues	Habitat, bird watching	1.64
Shaw Common	Laurel Avenue	Neighborhood use	.48
Simons Park	Washington & Brook	Passive use, mowed lawn	3.77

**Conduct a recreational needs assessment that will reflect the collaboration between the Natural Resources Commission and the Recreation Department, and use the results of this assessment to inform future decisions made by Town departments and commissions.** Conduct an assessment of existing recreation facilities (active and passive), the impacts of these facilities, and a determination of future recreation needs based on population projections and current demands. The results of the assessment should be used by Town departments as conflicts arise between the need for active and passive recreation space. A current inventory can inform management and can aid the Planning Board and Board of Selectmen in understanding Wellesley's short- and long-term open space and recreation needs.

**Establish outdoor recreational facility needs.** Specific facility needs have been identified based on the expertise of the Town's Recreation Department staff and the playing fields task force.

- Evaluate the contribution of fees to maintenance and increase fees assessed to local sports leagues for use of the Town's playing fields if appropriate.
- Explore the pros and cons of installing an artificial turf athletic field.
- Where appropriate, add lighting to recreational facilities in order to extend the hours of use.
- Continue to investigate the possibility of using local institutional facilities for Town programs and leadership from the Board of Selectmen.

In a study performed by the Playing Fields Task Force, the results outline the following key points:

### **Field Usage Analysis**

Over the years the number of sports activities and participants has grown in Wellesley while the number of athletic fields available to support activities has not. In particular, participation in two of the four major sports that require rectangular fields has grown meaningfully over the past six years.

What is not captured by the number of teams is the frequency of practices and games. Youth sports (except for football which has 3 practices, 1 scrimmage if possible and 1 game per week) tend to have a 2 or 3 day per week event schedule on average (1 or 2 practices and 1 game). The school sports have a 5 day per week schedule. As a result the number of teams does not correlate equally with the amount of field time needed by the respective school and youth sports.

In addition to the regularly scheduled practices and games of youth and school sports there are a number of groups who pay user fees, including recreation, youth sports and other third parties

that host a variety of camps, clinics and games on the playing fields throughout the year on a space available basis. The lack of available field time does have a dampening effect on adding additional programs that require rectangular fields. As an example, recreation would like to create after school programs (e.g. flag football) that are in proximity to the middle school. They require the use of rectangular fields but are unable to create a program due to the lack of field availability. Additionally, youth field hockey has established a program in town but was forced to use space at Wellesley College due to the lack of available town field space.

The field shortage issue is particularly acute in spring when the largest amounts of teams are vying for the same field space. In the spring there are 200 teams that require rectangular fields and in the fall there are 183 teams that require rectangular fields.

Due to the existing shortage of adequate rectangular athletic field space in town, Wellesley United Soccer Club (WUSC – youth soccer) leases two fields at Elm Bank Reservation in order to accommodate all of their teams. It should be noted that while WUSC has been able to lease the land at Elm Bank for a number of years, the land is owned by the state and there is no long term guarantee that Elm Bank will continue to be available for use in the future.

### **Regulation Rectangular Field Size Requirements**

- High School Soccer Field – 60-80 yds. wide by 110-120 yds long
- High School Lacrosse Field – 60 yds wide by 110 yds long
- High School Field Hockey Field – 60 yds wide by 100 yds long
- High School Football Field – 53½ yds wide by 120 yds long

### **Maintenance**

Maintenance of the grass and turf fields is performed by the Department of Public Works Park and Tree Division. Grass field maintenance typically includes include mowing, fertilization, irrigation, cultivation, weed control, over seeding, controlling field use, and controlling pests like insects or diseases when necessary. Turf field maintenance primarily involves infill maintenance.

Due to the current level of sports participation and the shortage of available fields, particularly for the youth soccer program, tremendous stress has been put on many of the existing fields from overuse (e.g. high school stadium field, Hunnewell multipurpose field, Sprague Field 1, Sprague Field 4). The high demand for use of these fields makes it difficult to “rest” the fields during ideal growing seasons (fall and spring). This can result in degradation of the surface quality with the development of unstable, loose or uneven areas leading to divots and pot-holes resulting in twisting or trip hazards that could cause injury to the participants. Field Use is outlined below in Table 16.

There are several additional considerations that could modify the need for the number of new additional fields:

1. High School Stadium Field – This field is underutilized due to the chronically poor condition of the field. Converting this field to a synthetic turf field would increase the opportunity to optimize the utilization of this field. The addition of lights to this field would



increase the number of available field hours, thus reducing the number of new fields needed.

2. Hunnewell Multipurpose Field – This is the only rectangular field with lights in Wellesley. However use of this field is not maximized due to soil compaction issues associated with current levels of use. Converting this field to a synthetic turf field would increase the number of available field hours for this field, thus reducing the number of new fields needed.
3. Sprague Fields Usage – Increasing the number of available field hours for the two synthetic turf fields at Sprague could be achieved with the addition of lights, thus reducing the number of new fields needed.

**Table 16: Wellesley Playing Field Use**

<b>Rectangular Fields</b>	Season	# Teams 2008	# Teams 2014	Variance
Youth Lacrosse	Spring	24	34	10
Youth Soccer	Spring	160	160	0
	Fall	130	160	30
Youth Football	Fall	2	5	3
School Lacrosse	Spring	6	6	0
School Field Hockey	Fall	5	5	0
School Football	Fall	4	4	0
School Soccer	Fall	9	9	0
<b>TOTAL</b>		<b>340</b>	<b>383</b>	<b>43</b>
<b>Diamond Fields</b>				
Youth Baseball	Summer	22	21	-1
Youth Baseball/Softball	Spring	133	98	-35
Youth Baseball	Fall	35	27	-8
School Baseball	Spring	4	4	0
School Softball	Spring	4	4	0
Adult Co-ed Softball	Spring/Summer	4	0	-4
Men's Slow-Pitch Softball	Spring/Summer	8	7	-1
<b>TOTAL</b>		<b>210</b>	<b>161</b>	<b>-49</b>
<b>Other Fields</b>				
Youth Track and Field	Summer	0	1	1
School Track and Field	Spring	4	4	0
School Cross Country	Fall	4	4	0
<b>TOTAL</b>		<b>8</b>	<b>9</b>	<b>1</b>

## H. Summary of Management Needs

### 1. History of Open Space Management in Wellesley

The Park Commission was established as one of Wellesley's earliest boards. The Commission

was assisted by Town residents who joined a national trend of forming Village Improvement Societies in the early 1900's. They campaigned to purchase Elm Park, which provides a scenic entrance to Wellesley and a common for Wellesley Hills Square. Today, this self-improvement tradition is carried on by the Council of Wellesley Garden Clubs, by neighborhood associations such as the Friends of Morses Pond and Sheridan Hills Association, and by Friends of several Wellesley parks.

The construction of Route 128 in 1956, that ripped Lower Falls and the MDC Charles River Reservation apart, triggered concern in the community. Further threats to open space were seen in the straightening and channeling of Fuller Brook, the selection of the incinerator site on Fuller Brook wetlands, and the proposal to take a portion of the Town Hall Park for a parking lot. It was obvious to many that those citizens concerned with the protection of open space must unite. The Wellesley Garden Club members retained landscape architects to design a restoration plan for the Lower Falls area. The Park and Tree Board, the Wellesley Conservation Council, and the Wellesley Conservation Commission were then formed. Many from Wellesley also were spurred on to assist the formation of the Charles River Watershed Association. In 1975 the Open Space Management Study Committee wrote:

*Our public lands are controlled by boards whose major priorities must of necessity be in other areas than open space. The boards concerned with open space exercise little or no power... Our community has changed in recent years. Open space has become more valuable than was dreamed of 22 years ago. Demands and pressures on open space have tremendously increased... Open space needs must be met by coordinated policymaking and planning, and this cannot be provided under the existing government structure. The key word is consolidation of open space management.*

In response to this call, the Wellesley Natural Resources Commission was established in 1979 by means of a Home Rule bylaw and a Special Act of the Massachusetts Legislature. The Natural Resources Commission consolidates the responsibilities of Park and Conservation Commissions, Tree Warden, Town Forest Committee, and Insect Control Officer with responsibilities for land acquisition, land management, and implementation of this Open Space Plan for Conservation and Recreation. The NRC establishes formal policies for open space management, maintenance of conservation lands, public trees, pesticides and pest control.

The Park and Tree Division of the Department of Public Works (DPW) maintains about 890 acres of conservation, park, school, recreation and municipal land. Management plans for these parcels were prepared in 1986 as the outcome of a four-year program using landscape architecture interns.<sup>xxxiii</sup> The Park and Tree Division, in conjunction with the Natural Resources Commission and the Board of Public Works, has also published a compilation of brochures about Wellesley's public open space and recreation areas.<sup>xxxiv</sup>

In addition to the pond restoration program described in the chapter on Natural and Cultural Resources, the NRC is developing the Fuller Brook Park Restoration Master Plan to provide improvements for one of Wellesley's oldest parks. Started in 1899, the 23-acre Fuller Brook Park contains Wellesley's heaviest-used trail, the Fuller Brook Path. Lack of maintenance over the years has caused the park's infrastructure to deteriorate significantly. The restoration plan,

funded in 2003 by Town Meeting, will make recommendations to repair the pathways, brook channels, culverts, and the stormwater drainage system. In addition, the restoration plan involves a partnership with the Historical Commission to have the park listed on the National Register of Historic Places. In 2005, the Community Preservation Committee recommended \$4,700 in funding for the historic survey work. The restoration plan anticipates that National Register listing will make the park eligible for federal and state funds for landscape restoration and improvements.

Open space used for active recreational programs totals 225 acres of municipally-owned land. Some of this land is attached to schools and includes school playgrounds and playing fields. As is the case in many communities, demand for athletic fields is growing as sports programs increase and the fields are needed year-round. The Town has a limited number of fields and good turf management requires that they be “rested” to keep them from being destroyed by severe overuse. The current maintenance funding system does not provide enough revenue for upkeep or field improvements.

The Playing Fields Task Force was created as an advisory body to the NRC to identify urgently needed improvements and develop a long-range field improvement program. The Task Force has representatives from the NRC, DPW, Board of Selectmen, Recreation Department, School Department, Wellesley Little League, Wellesley Lacrosse, and Wellesley Soccer Club. Recent playing field improvements have been made at Ouellet Park and Schofield School.

The NRC is implementing an extensive Playground Improvement Master Plan with funding from the Community Preservation Fund, resident groups, individuals, and Town sources. Recent improvements were made to Warren Park, Phillips Park, Ouellet Park, and Hunnewell Field Playground. As improvements are made to town recreational facilities of all types, they are upgraded to meet Americans with Disabilities Act requirements and modern safety standards.

## **2. Management Needs**

***Improve communications among local boards.*** Over recent decades, several Town Government Study Committees have looked at the status of communication among Town boards. The success of all inter-board collaborations depends on people’s skills in communicating their needs. In terms of the Natural Resources Commission, the key communication link is with the Board of Public Works. The latter is responsible for implementing maintenance policies adopted by the NRC.

***Town committees and boards should communicate with each other regarding potential open space acquisitions.*** All Town Boards and committees should ensure that any information received regarding the potential loss of unprotected open space is shared quickly with the NRC.

Seek management options that will allow more productive use of Town-owned and private active recreational space rather than converting passive into active open space. Wellesley is experiencing some pressure to find more active recreation land to support local private sports. Playing fields are used extensively, and maintenance of these fields is challenging because of their designs and existing low-quality maintenance procedures. In addition, high property

values prevent the Town from acquiring new land for additional recreational facilities. Without the prospect of new land acquisition, the Town must find new management options for its active recreation space needs.

Work with the Town of Needham officials on resource protection along border near wellhead areas. *Pollution problems coming from a business in Needham have required extensive remediation technologies at the Rosemary Brook Valley wells. The Water Department and NRC need to work together to keep this area well protected.*

### ***Encroachment enforcement***

In December 2011, the Natural Resource Commission voted to approve an Encroachment Correction Policy and Procedure that would serve all boards with jurisdiction over town land. In coordination with representatives from the Board of Selectmen, Library, Public Works, the School Committee and Trails Committee, the policy was developed to create a uniform procedure to correct encroachments. As defined by the Town of Wellesley's Encroachment Correction Policy statement, the term "encroachments" involves a wide variety of intrusions by landowners, including building of retaining walls and/or structures, landscaping, and dumping on Town land.

Given the variety of encroachments on Town land, the potentially significant use of staff resources and the cost of enforcing this policy and correcting encroachments, the Town recognized the need to determine priorities for enforcement. To this end, the Town categorized encroachments on Town land into the following three levels:

Level III: Encroachments that pose potential or immediate safety, health or other hazardous condition

Level II: Encroachments which impose significant intrusions on Town land by, including but not limited to, structures, landscaping, or significant dumping, that impedes the public's ability to use and enjoy Town land; or impede the public awareness of here the Town land ends and privately owned land begins

Level I: Other encroachments on Town property not falling within Level II or Level III.

More effort is needed to identify encroachments, notify the responsible parties, and follow up on their correction.

***Place all park and conservation land under "Conservation" zoning district.*** The NRC should identify the lands needing conservation protection and prepare a petition to rezone the lands to conservation and provide this information to the Planning Board so its elected board can initiate a zoning change petition.

***Expand and fund expansion of the NRC department staff.*** In order to meet public demands due to expanded regulatory responsibilities, projects on wetlands issues, reduction of landscaping chemicals, climate change action, invasive species control, river protection, and other important topics, the NRC staff needs to be expanded and funded as a part of the operating budget of the NRC.

**Keep the Open Space and Recreation Plan updated every five-seven years.** Continued collaboration between the NRC and the Recreation Department should keep the recreation needs/inventory updated, and this relationship should allow the two groups to communicate explicitly about Wellesley's recreation issues and challenges. Ongoing record keeping and dialogue will enable the Town to stay current with the Open Space and Recreation Plan and keep Wellesley eligible for grant funding from the Division of Conservation Services.

## **I. Potential Change of Use**

As a mature and built-out town, Wellesley has limited opportunities for new major development or major changes of use. However, it is important to note that a number of large parcels currently exist in private ownership that have potential for future development and open space protection and recreational opportunities.

**Massachusetts Bay Community College.** The NRC has undertaken a concerted effort to preserve and explore the possibility of acquiring open space under the control of MassBay Community College. The College owns approximately 43-acres of environmentally significant open space that encompasses extensive wetlands, forestland and abuts the Town-owned Centennial Reservation, the Town's largest parcel of open space. This state-owned land includes extensive wildlife habitat and a public trail system that is maintained by the Town of Wellesley Department of Public Works and the Wellesley Trails Committee. It is located in the Town's Water Supply Protection District. Based on the Town's past partnership with MassBay Community College and stewards of this important conservation land, the NRC has made a concerted effort towards continuing this partnership in order to protect the land as open space in perpetuity. In 2003, the Community Preservation Committee funded a study by NRC of the needs and possibilities for land preservation at Mass Bay. In 2005, the NRC along with Board of Selectwoman Katherine Babson, State Representative Alice Peisch, and Advisory Committee Member Dan Kasper held meetings with MassBay's College President, Dr. Carole M. Berotte Joseph, in an effort to unite the college community and the Town in protecting this land for future generations and continuing to enable Town residents to take walks through this important natural resource.

**Wellesley Motor Inn site development** (Close to Natick line, abutting Morses Pond). Approximately 10,000 square feet of retail, and the same amount of office space, have been constructed. Stated goals in this mixed-use project include:

- Opening up a green "Gateway" element at the Natick Line.
- Extend the network of roads and footpaths.
- Re-establish and protect linkages to the water and open spaces.

### **900 Worcester, St. James Site development<sup>xxxv</sup>**

In 2012, Wellesley agreed to purchase the former St. James the Great Church from the Boston Archdiocese for just under \$4 million. A lengthy and ultimately unsuccessful appeal to the Vatican to save the church came to an end in June, freeing the town to begin its due diligence on the site.



During that work, the town learned that the cost to remove asbestos inside the two buildings on the property—for which it had budgeted \$160,000—would be significantly higher than originally suggested. After a lengthy public process, which included a study to investigate 3 potential land uses, it was clear that recreational use of the parcel for recreational fields or community facilities such as a pool or ice rink was overwhelmingly supported. At a Special Town Meeting on October 27, 2014 Town Meeting Members approved the purchase of the property.

The property, approximately 8 acres south of Route 9 and east of Dale St, is currently occupied by a 17,600 sq ft church, a 4,200 sq ft. rectory, and 2.5 acres of parking. The property is surrounded by a residential area to south, west and north, an office park to the east, and Morses Pond to southwest. The total estimated buildable area is approximately 4 acres.

Based on an initial Feasibility study by Gale Associates, the site could potentially accommodate the following:

- Full Size Soccer/Football/Lacrosse field (70yds x 120yds; turf and lights to support maximum use; Supporting many sports: Youth lacrosse (600+ participants), New Wellesley Pop Warner football (100+), Youth soccer (2,000+) Provides 43 incremental 90 minute field timeslots M-F 3:30pm – 10:00pm Sat-Sun 8:00am – 10:00pm
- Ice Rink (Full size rink with 6 locker rooms and stands for fans; basic concession stand and equipment shop)
- Pool and Fitness Center (25 Meter, 10 lane pool with diving area; tot splash area and warm water therapy pool; Fitness area with machines and weights; Locker rooms and stands)
- Access and egress using current Rt. 9 entrances/exits
- Parking for approx 200 cars

The Board of Selectmen expects any project here will be largely user-funded, and requests for interest are currently being accepted. The 900 Worcester Street site remains an incredible opportunity to meet some of the Town's recreational resource needs.

**27 Washington Street, Lower Falls** (Formerly Grossman's, now Waterstone). This important parcel of 5.27 acres contained the former Grossman's Hardware and Lumber building in the middle of the Lower Falls commercial and residential district. The property is now a four-story 120-unit rental apartment building in the back near the Charles River, with a swimming pool and subsurface parking garage of 262 spaces. Its location is crucial not only from the standpoint of reducing traffic congestion in the Lower Falls retail area, but for access to and protection of the Charles River and its vegetated buffer. Priority needs accompanying the project, as first described in the Town's Comprehensive Plan, are:

- Conserve the river's edge.
- Create a continuous, publicly accessible green ribbon from Washington St. to the Charles River and the Columbia Street/St. John's Church neighborhood.

- Establish linkages to the river and Riverside Station from Washington Street.
- Explore possible connections with Newton trail system.

### **North 40<sup>xxxvi</sup>**

In May, 2014, after a judgment from the State Supreme Judicial Court removed restrictions from the property, Wellesley College announced tentative plans to sell a 46-acre parcel in western Wellesley. Over the years, the College maintained the North 40 in accord with the original restrictions and generously permitted community residents access. The site's trails have become an integral part of the town of Wellesley's trail system, which provides well-connected woodland access to people and wildlife. In addition to a trail system, since the 1970s the North 40 has hosted community gardens including one run by the Weston Road Garden Club, a long-standing partner to the Wellesley Food Pantry in providing fresh fruits and vegetables to those in need.

While the campus proper is elegantly sculpted, the majority of the North 40 remains “farm lands [and] woodlots” as stated in the indenture. Its heritage and legacy as a mixture of wild and cultivated space entrusted to the college make it a place out of time, a respite from the 21st century, and the largest parcel of undeveloped land left in Wellesley. Students and local residents take stewardship of the land seriously and it remains clean, quiet, and abundant with wildlife despite being centrally located in a densely populated suburb.

Wellesley College and the Town of Wellesley announced December 18, 2014 that the College's Board of Trustees has chosen the Town's bid of \$35 million for the purchase of 46 acres of land adjacent to its campus. Under this agreement, at least half of the “North 40 property” will be preserved in perpetuity as open space.

Over the past seven months, the College has received input from its constituencies about the future of the North 40. The terms of this agreement include many of the considerations raised by interested parties, such as maintenance of significant open space in perpetuity, preservation of the portion of the property south of the aqueduct as natural, forested open space, dark sky lighting guidelines, and sustainable design practices. Other terms and conditions provide for the future of the community gardens.

A number of steps must occur in order for the Town to complete the purchase: approval of the agreement at Special Town Meeting, likely to be scheduled for early 2015; completion of the Town's due diligence review by early spring 2015; a favorable vote on a Proposition 2 ½ debt exclusion question to be considered at the annual town-wide election in March 2015; and a successful bond offering to raise the necessary funds. Following satisfactory completion of these conditions, a closing date could be as soon as late spring, 2015.

## **J. Needs for Sustainability**

In a time where increased population growth and high levels of consumption have created escalating demands on the world's resources, the Natural Resources Commission recognizes the need for sustainability on both a global and local scale. Sustainable development can be defined as meeting the vital human needs of the present without compromising the ability of future generations to meet their own needs by preserving and protecting the area's ecosystems and natural resources.<sup>”xxxvii</sup>

Although the pressing environmental issues of the day often seem insurmountable, the NRC believes that there are various tools that can help the community begin to implement

sustainable policies and practices, as we actively plan for Wellesley's future. These include but are not limited to; The Commonwealth of Massachusetts's 10 Principles of Sustainable Development and The American Planning Association's (APA) Policy Guide on Planning for Sustainability.

The areas of Massachusetts that are developing more rapidly than others are referred to by Mass Audubon as the "sprawl frontier". The communities in the sprawl frontier, which include Wellesley, are those in the Interstate 495 belt and southeastern Massachusetts. Various organizations are working with these communities to assist with planning to balance protecting their open space and recreation resources while advancing economic development goals. EEA is directing some of the state land protection funding towards communities with the highest growth rate in order to help to maintain Massachusetts' open space heritage.

### **Open Space and Recreation Actions Towards Sustainability**

Sustainability is a journey, not a destination, and for that reason the Wellesley Natural Resources Commission continues to strive to lessen the town's impact on the natural world. This section begins to outline how the APA's objectives can be employed as a framework to systematically generate a comprehensive strategy of *specific planning actions* toward sustainability. The four principles can be applied to a range of areas, but for the purpose of this plan we will focus on Open Space and Recreation implications.

#### **Reduced dependence upon fossil fuels, extracted underground metals, minerals, by:**

*What we are doing:*

Providing recreational facilities within walking and bicycling distance

Landscape and park maintenance minimizing use of equipment powered by fossil fuels

*Needs for the future:*

Using local materials and native plants in facility design to reduce transport distances and reduce maintenance

#### **Reduced dependence upon chemicals and synthetic substances by:**

*What we are doing:*

Using alternatives to chemical pesticides and herbicides in park and facility maintenance (example: Integrated Pest Management policy)

*Actions for the future:*

Having the IPM policy adopted by all Town boards and continuing education in the community

#### **Activities that reduce encroachment upon nature**

*What we are doing:*

- Funding for open space acquisition (example: Community Preservation Act)
- Community gardens, community supported agriculture
- Creation of systems of green spaces within and among communities
- Development of responsible alternatives to land filling of solid waste (example:

## Wellesley's Recycling and Disposal Facility)

### *Actions for the future*

- Using regionally native plants for landscaping
- On-site composting of organic waste
- Restoration of damaged natural systems through regenerative design approaches

### **Meeting human needs fairly and efficiently by:**

#### *What we are doing and should continue to do:*

- Integrally involving local community residents in setting the vision for and developing plans for their community.

## **K. Special Group Needs**

The Open Space and Recreation Plan 2015-2022 discusses access to open space and the needs of handicapped persons or people with disabilities in the “Access to Open Space” section of the Needs Analysis. Issues related to people with disabilities are also mentioned in other parts of the plan where appropriate, including in the action plan, which has an objective (#55) to advocate for improved access to open spaces for people with disabilities, and several related action items. A member of the Commission for the Disabled served on the Open Space Plan Committee and contributed to the discussion of needs of special groups, such as the people with disabilities.

The “Access to Open Space” section of the Needs Analysis was also intended to include the needs of elderly persons, though this is not specifically stated. This section does mention people with health issues and people who are not comfortable walking longer distances on rough terrain. Our analysis found that many of the needs of people with disabilities and elderly persons overlapped and these needs are highlighted in this section. In addition, the design development process for new parks, or more frequently park renovations, includes a significant amount of public process and input from the community and often includes comments requesting careful consideration of the needs of elderly persons. Needs that have been raised in the recent past include access to open spaces with sufficient parking nearby, the ability to enjoy open spaces and avoid challenges with navigating steep or uneven terrain, and the desire to balance more active recreation with quiet, safe spaces for passive recreation and seating, which is sometimes preferred by elderly persons.



*Photo Credit: Michael McManus*

## 8. Goals and Objectives

The Community Vision and goals outlined in Section 6 and the Needs Analysis described in Section 7 point to 12 specific goals and subsequent objectives for the next 7 years. In order for the Town to achieve these goals and objectives, Town Meeting, many boards and departments, community organizations and businesses, volunteer organizations and citizens must be proactive in implementing the resulting 7-Year Action Plan outlined in the Section 9. The following goals and objectives have been established based on the needs identified in Section 7, which reflect comments from public hearings, survey data, as well as findings from the Wellesley Comprehensive Plan 2007-2017. The deliberations of the Natural Resource Commission, its subcommittees and input from recreation, open space and land use-related boards and Town departments have also been taken into account.

**GOAL 1: Preserve open space for habitat protection and enhancement of community character.**

**Objectives:**

- A. Maintain sufficient natural areas so that important plant and wildlife species can be sustained.
- B. Preserve scenic, historic, geologic and ecological features of the Town.
- C. Maintain and improve the quality and health of the tree canopy and natural infrastructure of Wellesley.
- D. Encourage and enforce protection of wetlands buffers along all streams, rivers and ponds.
- E. Continue to protect and enhance open space in Wellesley.

**GOAL 2: Protect Wellesley's sensitive land, water and wetlands resources, and restore those resources that have been degraded or impaired.**

**Objectives:**

- A. Minimize the impact of fertilizers, pesticides, and other chemical lawn and landscape treatments on the Town's groundwater and surface water bodies.
- B. Minimize the impact of salt on the Town's groundwater and surface water bodies.
- C. Minimize the impact of wastewater disposal on the Town's groundwater and surface water bodies.
- D. Carefully manage floodplain development to protect and maintain water quality and to prevent flooding.
- E. Enforce laws, bylaws, and regulations to protect groundwater, wetlands and surface water bodies, and enact new bylaws and regulations where necessary.
- F. Protect open space and wetlands from encroachment, illegal use and dumping.
- G. Protect Morses Pond, Lake Waban and Longfellow Pond as primary water supply areas and as recreational resources.
- H. Support and promote regional efforts to protect water resources.

**GOAL 3: Prevent damage to natural resources and human health from hazardous materials and elements.**

**Objectives:**

- A. Assist residents to manage household hazardous materials in environmentally responsible ways.



- B. Encourage the use of the Town's Integrated Pest Management Policy by private property owners and local academic institutions.

**GOAL 4: Encourage sustainable policy and practice within Town government and throughout the community.**

**Objectives:**

- A. Continue existing Town efforts to conserve water resources.
- B. Continue and expand existing Town efforts to reduce the waste stream and expand materials reuse and recycling (including composting).
- C. Encourage Town efforts to incorporate alternative fuel sources for municipal use.
- D. Initiate climate change Objectives.

**GOAL 5: Maintain up-to-date information about Wellesley's natural resources, to assist in resource management.**

**Objectives:**

- A. Maintain and update inventories of land and other resources in Wellesley.
- B. Maintain and update annual tree and disease inventory.
- C. Maintain and update inventories of invasive plant species and harmful insects.
- D. Continue to update the NRC website with information about management objectives, resources, wetland protection, pesticide awareness, and trails.

**GOAL 6: Continue and expand existing environmental education and awareness programs.**

**Objectives:**

- A. Cooperate with local and regional conservation groups to provide educational programs to the public.
- B. Assist the schools and other organizations with environmental science, conservation education, and sustainability efforts.
- C. Encourage community volunteer efforts to protect and steward natural resources.

**GOAL 7: Protect open space and environmental resources.**

**Objectives:**

- A. Classify public and private open space according to availability for use, appropriate intensity of use, and need for protection of sensitive or endangered resources.
- B. Expand recreational opportunities and protect sensitive environmental resources through land acquisition and other approaches.

**GOAL 8: Maintain, enhance and expand Wellesley's public open space areas and recreation facilities.**

**Objectives:**

- A. Enhance management of open space and recreation facilities through improved systems, records, and communication.

- B. Preserve and enhance the quality of existing recreational facilities through careful maintenance practices.
- C. Conduct a recreational needs assessment that will reflect collaboration between the Natural Resources Commission and the Recreation Commission/Department.
- D. Continue to develop and update Objectives and procedures for maintaining open space and recreational areas, set standards, and monitor maintenance activities to insure compliance.
- E. Continue to develop, plan and lead community service projects in support of open space and recreation.

**GOAL 9: Promote the awareness and use of Wellesley's parks, recreation facilities and open space resources.**

**Objectives:**

- A. Publicize the Town's open space resources and recreation facilities.
- B. Encourage expanded use of natural open space areas and recreation facilities, consistent with their carrying capacity and intended functions.
- C. Work with institutional partners to protect open space and provide additional recreational facilities.
- D. Sponsor Town events to promote utilization and appreciation of open space resources to foster resident's sense of identification and ownership of the land.

**GOAL 10: Ensure that recreation facilities and programs continue to meet the needs of the Town.**

**Objectives:**

- A. Increase active and passive recreation opportunities within the Town by providing needed facilities, staff, equipment, and maintenance.
- B. Seek management options that will allow more productive use of Town-owned and private active recreational space rather than converting passive into active open space.
- C. Develop a plan to construct an aquatic facility (doesn't necessarily need to be on Town land; could be private as a school) that will be funded through a public-private partnership.
- D. Continue to develop recreational programs that will fit the needs of Wellesley's changing population.

**GOAL 11: Provide opportunities for safe and enjoyable walking and bicycle access throughout the Town.**

**Objectives:**

- A. Promote the development of bicycle routes through the Town, as part of the regional transportation system.
- B. Pursue greater connectivity of open spaces on a local and regional level.
- C. Expand and enhance the Town-wide trails network that interconnects and traverses open space.
- D. Maintain the trails network and existing trails through park and woodlands.

**GOAL 12: Restore, preserve and enhance open space and sensitive natural resources**

**for protection of water resources, wildlife habitat, biodiversity, and enrichment of community character.**

**Objectives:**

- A.** Continue to promote awareness of the environmental damage caused by storm water runoff and increased impervious surfaces and regulate development in order to minimize pollution impacts.
- B.** Continue to restore and manage ponds to avoid eutrophication.



*Photo Credit: Michael McManus*

## 9. Seven-Year Action Plan

This Seven-Year Action Plan is based on the Goals and Objectives set forth in the preceding section. The success of this Plan will depend upon active support from a variety of parties, including many outside of Wellesley government. Nevertheless, because this is a Town plan, the Seven-Year Action Plan identifies only Town boards, commissions, committees or departments to which responsibility is assigned for initiating or monitoring progress on individual action items. The Plan also identifies target dates for the accomplishment of action items. Many action items will require continuing attention and will be ongoing until the next Open Space and Recreation Plan Update.

**Table 17: Wellesley 7-Year Action Plan**

Goal	Objectives	Action Plan Actions	Responsible Party	Priority	Time Frame	Cost/ Funding Source
<b>Goal 1: Preserve open space for habitat protection and enhancement of community character.</b>	A. Maintain sufficient natural areas so that important plant and wildlife species can be sustained.	Continue to maintain park and conservation lands, guided by clearly defined basic maintenance standards and site-specific planting and maintenance policies and plans.	NRC, DPW	high	Ongoing 2015-2022	Varies by Area. Maintenance and Operating costs in DPW Budget
	B. Preserve scenic, historic, geologic and ecological features of the Town.	Continue to work with town departments to ensure the preservation of scenic, historic, geologic and ecological features.	NRC, Historic Commission, DPW	high	Ongoing 2015-2022	Zero direct cost, Personnel support cost from OP budget
	C. Maintain and improve the quality of trees in Wellesley.	Promote the planting of shade trees on both public and private property to replace losses, improve aesthetics, and provide buffers.	NRC, DPW	high	Ongoing 2015-2022	\$40,000/year CAP budget
		Maintain and replace public shade trees as necessary, in accordance with clearly defined policies.	NRC, DPW	high	Ongoing 2015-2022	Included in \$40,000/year CAP budget above
	D. Encourage and enforce protection of wetlands buffers along all streams, rivers and ponds.	Promote the protection of buffers at all appropriate locations.	NRC, WPC	medium	Ongoing 2015-2022	Wetlands Adm. Personnel support cost in OP budget

	E. Continue to protect and enhance open space in Wellesley.	Continue to expand the trails system through conservation restrictions granted by property owners.	NRC	high	Ongoing 2015-2022	Variable legal and Administrative Cost
		Continue to identify important open space properties and work with property owners to obtain conservation restrictions.	NRC	medium	Ongoing 2015-2022	Variable legal and Administrative Cost
		Seek to permanently protect all park and conservation land by placing conservation restrictions on such land.	NRC	high	Medium 2020	Variable legal and Administrative Cost
		Enforce cluster zoning to maximize open space preservation and allow limited development if these properties cannot fully be protected.	Planning Board	high	Medium 2020	Variable legal and Administrative Cost
		Where needed change zoning to "Conservation" on park and conservation land.	NRC, Planning Board	high	Medium 2020	Variable legal and Administrative Cost
		Implement the Fuller Brook Park Preservation Project	NRC, DPW, Fuller Brook Park Committee	high	Medium 2020	\$4.6 million project funded by CPA in '14
		Continue implementing the playing field and playground improvements capital plan.	NRC, DPW	high	Medium 2020	\$579,500 from DPW
<b>Goal 2: Protect Wellesley's sensitive land, water and wetlands resources, and restore those resources that have been degraded or impaired.</b>	A. Minimize the impact of fertilizers, pesticides and other chemical lawn and landscape treatments on the Town's groundwater and surface bodies.	Develop policies and procedures to manage the commercial, municipal and residential use of fertilizers, pesticides and other chemical lawn and landscape treatments in Wellesley.	NRC, DPW	high	Ongoing 2015-2022	NRC Board/Staff Admin. Support costs in OP budget
		Implement the NRC's Integrated Pest Management Plan on playing fields and parkland.	NRC, DPW	high	Ongoing 2015-2022	\$18,600 FY13 CAP carry-over and \$10,000/year in CAP budget



		Establish fertilizer/pesticide education and management programs in order to reduce the flow of nutrients and toxics into the town's ponds and streams.	NRC, DPW, BOH	medium	Ongoing 2015-2022	\$18,600 FY13 CAP carry-over and \$10K/year in CAP budget included above
	B. Minimize the impact of salt on the Town's groundwater and surface water bodies.	Minimize Wellesley's use of road salt.	DPW	medium	Ongoing 2015-2022	Zero Cost
		Continue to work with the State Department of Environmental Protection, the Massachusetts Highway Department and the Massachusetts Turnpike Authority to reduce salt use on Route 9, Route 1, Route 30 and the Massachusetts Turnpike and to seek alternatives that will address both safety and environmental protection.	NRC, DPW	high	Ongoing 2015-2022	Zero Cost
	C. Minimize the impact of wastewater disposal on the Town's groundwater and surface water bodies.	Consider appropriate financing mechanisms to address problems of septic system maintenance and failure in the Morses Pond watershed.	DPW	high	Ongoing 2015-2022	\$84,915 in CAP carry-over for LID and watershed education measures
		Complete sewer connections to all Wellesley properties within water supply protection districts.	DPW	high	Ongoing 2015-2022	\$36,000 from DPW OP budget
		Work with the Metro West Growth Management Committee to encourage towns to provide sewer connections to properties upstream of Wellesley's water supply protection districts.	DPW	high	Ongoing 2015-2022	Personnel Cost, OPS budget
	D. Carefully manage floodplain development to protect and maintain water quality and to prevent flooding.	Update the 100-year floodplains for Wellesley's brooks; and periodically amend the federal flood insurance map to reflect up-to-date flood elevation data.	NRC, Planning, DPW	high	Ongoing 2015-2022	Personnel Cost, OPS budget

	E. Enforce laws, bylaws and regulations to protect groundwater, wetlands and surface water bodies; and enact new bylaws and regulations where necessary.	Continue to enforce the Wetlands Protection Act, the Inland Restricted Wetlands law, underground fuel storage regulations, and local zoning bylaws (Water Supply Protection, Floodplain and Watershed Protection).	NRC, WPC, Planning	high	Ongoing 2015-2022	\$20,000/year State and bylaw permit fees, \$55,000 personnel cost from OP budget.
		Establish limits on the percentage of impervious surfaces in new developments, in order to maintain groundwater recharge, minimize off-site runoff and prevent downstream flooding.	Planning Board	high	Ongoing 2015-2022	Zero direct cost, Personnel Cost from Planning OP budget
		Adopt zoning bylaw regulations that relate the intensity of new development to the steepness of the terrain, in order to minimize erosion and siltation.	Planning Board	low	Ongoing 2015-2022	Zero direct cost, Personnel Cost from Planning OP budget
		Develop, fund and implement a protocol for testing water quality in brooks.	NRC, DPW	low	Ongoing 2015-2022	Zero direct cost, Personnel Cost from Planning OP budget
	F. Protect open space and wetlands from encroachment, illegal use and dumping.	Investigate problem reports, notify offending residents of violations, and take appropriate action if not rectified.	NRC, DPW, WPC	medium	Ongoing 2015-2022	\$5,000/year for Encroachments. CAP budget
	G. Protect Morses Pond, Lake Waban and Longfellow Pond as primary water supply areas and as recreational resources.	Monitor quality of water flowing into the ponds.	DPW	medium	Ongoing 2015-2022	\$25,000/year from DPW OP budget
		Develop techniques to improve water quality and clarity.	NRC, DPW	high	Ongoing 2015-2022	\$25,000/year from DPW OP budget
		Monitor the impacts of remaining underground fuel tanks, and take appropriate action to remedy any identified problems.		low	Ongoing 2015-2022	\$25,000/year from DPW OP budget

	H. Support and promote regional efforts to protect water resources.	Work with the Metro West Growth Management Committee to address water resource protection at a regional level.	NRC	medium	Ongoing 2015-2022	No direct cost, personnel cost
<b>Goal 3: Prevent damage to natural resources and human health from hazardous materials and elements.</b>	A. Assist residents to manage household hazardous materials in environmentally responsible ways.	Institute regular (at least annual) household hazardous wastes collection days.	DPW	medium	Ongoing 2015-2022	RDF operational cost. Paid for by drop-off fees and recycling revenues.
	B. Encourage the use of the Town's Integrated Pest Management Policy by private property owners and local academic institutions.	Find ways to deal with potential environmental problems such as lead paint, radon and asbestos, particularly in older homes.	NRC, DPW	high	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
<b>Goal 4: Encourage sustainable policy and practice within Town government and throughout the community.</b>	A. Continue existing town efforts to conserve water resources.	Continue to encourage water conservation through public education efforts, the odd/even watering program, incentive peak demand rate structure, low flow shower heads and sink fixtures, water saving appliances and fixtures, replacement of leaking fixtures, reduced lawn areas, xeriscape (dry gardening), and other appropriate means.	DPW, NRC	high	Ongoing 2015-2022	\$84,915 in CAP carry-over for LID watershed measures
	B. Continue and expand existing town efforts to reduce the waste stream and expand materials reuse and recycling (including composting).	Encourage reduction, reuse and recycling of household and commercial waste products.	DPW	high	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
		Encourage mulching and composting of grass, leaves and vegetation.	DPW	high	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
		Promote recycling, reuse, proper disposal, and reduction of waste materials through public education.	DPW, NRC	high	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget

	C. Encourage Town efforts to incorporate alternative fuel sources for municipal use.	Promote and publicize alternative fuel sources.	NRC, MLP, DPW, Green Ribbon Committee	high	Medium 2020	Zero direct cost, Personnel Cost from OP budget
	D. Initiate climate change policies.	Work with town departments and private organizations to develop new policies addressing the issue of climate change.	NRC, Green Ribbon Committee	medium	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
<b>Goal 5: Maintain up-to-date information about Wellesley's natural resources, to assist in resource management.</b>	A. Maintain and update inventories of land and other resources in Wellesley.	Continue to maintain and update land inventories.	NRC	medium	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
	B. Maintain and update annual tree inventory.	Continue to update annual tree and disease inventories.	NRC, DPW	low	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
	C. Maintain and update inventories of invasive plant species and harmful insects.	Continue to update invasive plant and harmful insect inventories.	NRC	medium	Long 2022 and beyond	Zero direct cost, Personnel Cost from OP budget
	D. Continue to update the NRC website with information about management, policies, resources, wetland protection, pesticide awareness and trails.	Continue to update NRC, wetlands and Trails websites with key information while remaining user friendly.	NRC	medium	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
<b>Goal 6: Continue and expand existing environmental education and awareness programs.</b>	A. Cooperate with local and regional environmental groups to provide educational programs to the public.	Include the use of Community Days and Wellesley Media programming in public education program development.	NRC	medium	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
		Continue to develop, print and distribute handouts that guide land owners in environmentally sound practices that highlight their responsibilities to the regional environment.	NRC	medium	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget

		Provide copies of the Open Space and Recreation Plan to schools, colleges, churches, other institutions and local businesses, and discuss the policy and action recommendations with these organizations.	NRC	high	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
	B. Assist the schools and other organizations with environmental science, conservation education and sustainability efforts.	Continue to work with the schools and organizations in their outreach efforts.	NRC	medium	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
	C. Encourage community volunteer efforts to protect natural resources.	Establish seasonal cleanup days at neighborhood and town-wide levels.	NRC, Trails Committee	medium	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
		Assist groups that clean up public lands.	NRC	medium	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
		Encourage community volunteer efforts to protect and maintain sensitive environmental areas.	NRC	medium	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
		Encourage businesses, developers, clubs, and organizations to assist in the implementation of the Plan's recommendations.	NRC	high	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
<b>Goal 7: Protect open space and environmental resources.</b>	A. Classify public and private open space according to availability for use, appropriate intensity of use, and need for protection of sensitive or endangered resources.	Continue to work toward acquisition and other appropriate means of protection of priority small open space parcels based on the matrix of priorities updated from the 1987 Open Space Plan and incorporate in the "Priorities and Strategies" section of the Open Space and recreation Chapter.	NRC	high	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget



		Evaluate open space protection priorities for large institutional and private estate lands based on an analysis of current and projected needs for active and passive open space, sensitivity of natural resources, and impact of alternative uses on community character, natural resources, and municipal finances.	NRC, Private Land Owners	high	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
	B. Expand recreational opportunities and protect sensitive environmental resources through land acquisition and other approaches.	Use a variety of means to preserve identified important open space areas (i.e., large institutional and private estate lands, and identified small parcels), including direct purchase, easements, purchase or transfer of development rights, tax deferrals and other appropriate methods.	NRC	high	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
		Actively promote the continued preservation, and if necessary acquisition by the Town, of private parcels currently benefiting from differential property tax assessment programs (i.e., Chapters 61, 61A and 61B).	NRC	medium	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
		Encourage neighborhood groups to develop ideas for preserving open space in or near their neighborhoods.	NRC	high	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
<b>Goal 8: Maintain and enhance Wellesley's public open space areas and recreation facilities.</b>	A. Enhance management of open space and recreation facilities through improved systems, records and communication.	Maintain the computerized inventory of town-owned open space.	GIS, NRC	high	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
		Develop and maintain management plans for town-owned open space compatible with the goals of this plan and the policies of the NRC as set forth in the NRC Policy Handbook.	NRC	high	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget

		Promote communication and cooperation among town boards regarding use of open space.	NRC	medium	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
		Encourage volunteerism and private sector participation in the planning, maintenance and enhancement of public areas and facilities.	NRC	high	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
	B. Preserve and enhance the quality of existing recreational facilities through careful maintenance practices.	Maintain, protect and improve Moses Pond as a town swimming area.	NRC, DPW, Recreation	high	Ongoing 2015-2022	\$ 39,000/year from Rec. budget
		Manage and maintain the Town's playing fields and playgrounds in good condition through careful management and maintenance practices, including adherence to the NRC's "Policy on Organizational Use of Park and Conservation Lands" as set forth in the NRC's Policy Manual.	NRC, DPW	low	Ongoing 2015-2022	\$295,000/year from DPW OP budget
	C. Conduct a recreational needs assessment that will reflect collaboration between the NRC and the Recreation Commission.	Coordinate a recreation needs assessment between the NRC, the Recreation Commission, and the Board of Public Works.	NRC, Recreation	high	Medium 2020	\$15,000 for consulting services from NRC or Rec. OP/CAP budget
		Use the results of this assessment to inform future decisions made by Town departments and commissions.	NRC, Recreation Commission	high	Medium 2020	Zero direct cost, Personnel Cost from OP budget
		Keep the NRC's Open Space and Recreation Plan updated every seven years.	NRC	medium	Short 2022	Zero direct cost, Personnel Cost from OP budget

	D. Continue to develop and update policies and procedures for maintaining open space and recreational areas, set standards, and monitor maintenance activities to insure compliance.	Continue to develop a network of youth organizations and adult leaders to participate in service projects.	NRC	medium	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
	E. Continue to develop, plan and lead community service projects in support of open space and recreation.	Continue to organize and manage community service projects for trail maintenance, open space cleanups, conservation land improvements and environmental studies.	NRC	medium	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
<b>Goal 9: Promote the awareness and use of Wellesley's parks, recreation facilities and open space resources.</b>	A. Publicize the Town's open space resources and recreation facilities.	Continue to develop, print and distribute brochures and handouts for the major parks and other public lands, describing each property, showing trails and special features, and indicating pedestrian, vehicle, and handicapped access points.	NRC	medium	Ongoing 2015-2022	\$2,250/year; OP budget
		Coordinate with the Wellesley Conservation Council, Inc., in its Ongoing 2015-2022 education and outreach efforts.	NRC	medium	Ongoing 2015-2022	Zero direct cost, Personnel support cost from OP budget
		Use a variety of media, including local cable television programming, to inform the public about environmental and recreational opportunities and issues.	NRC	medium	Ongoing 2015-2022	\$2,250/year; OP budget
		Publicize and promote the use of the trails network with trail map handouts, map houses located at trailheads and parking areas, and a trails website.	Trails Committee	medium	Ongoing 2015-2022	\$2,250/year; OP budget

	B. Encourage expanded use of natural open space areas and recreation facilities, consistent with their carrying capacity and intended functions.	Implement the identity system for trails and public lands.	Trails Committee	high	Ongoing 2015-2022	Zero direct cost, Personnel support cost from OP budget
				high		
				high		
		Create new recreational parks/facilities at 900 Worcester, North 40, adjacent to DCR Lower Falls Bridge.	BOS, NRC	high	2022	TBA
	C. Work with institutional partners to protect open space and provide additional recreational facilities.	Establish and maintain relationships with key figures as Massachusetts Bay Community College, Babson College, and Wellesley College.	NRC, Board of Selectmen	high	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
		Ensure that Town committees and boards communicate with each other regarding potential changes in open space.	NRC, Recreation Commission, Trails Committee, Planning Board, Board of Selectmen	high	Ongoing 2015-2022	Zero direct cost, Personnel Cost from OP budget
		Include the Board of Public Health in open space and recreation planning discussions.	NRC, BOH	high	2015	Zero direct cost, Personnel Cost from OP budget
		Explore sharing the colleges' recreational facilities in order to relieve the pressures to overuse the Town's playing fields.	NRC, Recreation, Playing Fields Task Force	high	2015	Zero direct cost, Personnel Cost from OP budget

	D. Sponsor town events to promote utilization and appreciation of open space resources to foster resident's sense of identification and ownership of the land.	Sponsor guided walks along the trails network and in conservation land.	NRC, Trails Committee	high	Ongoing 2015-2022	Zero direct cost, Personnel Cost for organization from OP budget
		Conduct nature walks to promote a better understanding of the environment.	NRC, Trails Committee	high	Ongoing 2015-2022	Zero direct cost, Personnel Cost for organization from OP budget
		Participate in town-sponsored activities and celebrations.	NRC	high	Ongoing 2015-2022	Zero direct cost, Personnel Cost for organization from OP budget
<b>Goal 10: Ensure that recreation facilities and programs continue to meet the needs of the town.</b>	A. Increase active and passive recreation opportunities within the Town by providing needed facilities, staff, equipment, and maintenance.	Plan for and provide new town-wide facilities.	NRC, Recreation	low	Long 2022 and beyond	Acquisition Costs Unknown. New Acquisitions would be approved through debt services.
		Improve and expand soccer, lacrosse, and Little League fields and basketball courts as necessary.	NRC, DPW	medium	Long 2022 and beyond	\$295,000/year from DPW OP budget
		Facilitate access for the mobility impaired in Wellesley's recreational lands.	NRC, DPW	medium	Long 2022 and beyond	\$20,000/year for Park path and Sidewalk repair. NRC CAP budget
		Evaluate the feasibility of establishing a community environmental center, community farm, expanding community gardens and/or educational boardwalk.	NRC	medium	Long 2022 and beyond	\$15,000 for feasibility study. NRC CAP budget



	B. Seek management options that will allow more productive use of Town-owned and private active recreational space rather than converting passive into active open space.	Evaluate increases in playing field user fees assessed to local sports leagues to pay for increased maintenance of the Town's playing fields.	Recreation Commission, NRC, DPW	medium	Long 2022 and beyond	Zero direct cost, Personnel cost from NRC OP budget
		Explore the pros and cons of installing an artificial turf athletic field.	Recreation Commission, DPW, NRC	medium	Long 2022 and beyond	Zero direct cost, Personnel cost from NRC OP budget
		Consider adding lighting to recreational facilities in order to extend the hours of use where appropriate.	NRC, DPW, Schools	medium	Medium 2020	Zero direct cost, Personnel cost from NRC OP budget
		Continue to investigate the possibility of using local institutional facilities for Town programs with leadership from the Board of Selectmen.	NRC, Board of Selectmen, Recreation Commission, School Committee	high	Medium 2020	Zero direct cost, Personnel cost from NRC OP budget
	C. Develop a plan to construct an aquatic facility (doesn't need to be on Town land; could be on private school land) that will be funded through a public-private partnership.	Investigate the potential for a public-private partnership that will drive construction of an aquatic center.	Recreation Commission, Board of Selectman	high	2015 -2016	Zero direct cost, Personnel cost from NRC OP budget. Donor and user fee
		Locate a dedicated source of revenue for Ongoing 2015-2022 maintenance and operation.	Recreation Commission; Board of Selectmen	high	2015-2016	Costs unknown, user fees or tax impact funding

	D. Continue to develop recreational programs that will fit the needs of Wellesley's changing population.	Continue to offer a wide variety of recreational opportunities that suit the interests of Wellesley residents.	Recreation Commission	low	Ongoing 2015-2022	\$295,000/year from Rec. OP budget
		Seek additional funding for recreation programs from higher user fees and private sources.	Recreation Commission	low	Medium 2020	\$295,000/year from Rec. OP budget
		Ensure that lower-income residents have access to recreational programs by building the current scholarship fund.	Recreation Commission	high	Medium 2020	
<b>Goal 11: Provide opportunities for safe and enjoyable walking and bicycle access throughout the town.</b>	A. Promote the development of bicycle routes through the town, as part of the regional transportation system.	Designate parts of the trails network suitable for bicycle travel.	NRC, Trails Committee	high	Long 2022 and beyond	Zero direct cost, Personnel support cost from OP budget
		Work with town departments to define and implement street bicycle lanes.	NRC, BOS, Bike Safety Committee	medium	Long 2022 and beyond	Zero direct cost, Personnel support cost from OP budget
	B. Pursue greater connectivity of open spaces on a local and regional level.	Continue to refine the trails system by looking at ways to connect major open space areas and playing fields.	NRC, Trails Committee	medium	Ongoing 2015-2022	Zero direct cost, Personnel support cost from OP budget
		Work with other towns and recreation groups to form links to regional trails and open spaces.	NRC, Trails Committee, Board of Selectmen	medium	Ongoing 2015-2022	Zero direct cost, Personnel support cost from OP budget
	C. Expand and enhance the town-wide trails network that interconnects and traverses open space.	Work with town departments, government agencies and private organizations to develop new trail routes and access.	NRC, Trails Committee	medium	Ongoing 2015-2022	Zero direct cost, Personnel support cost from OP budget

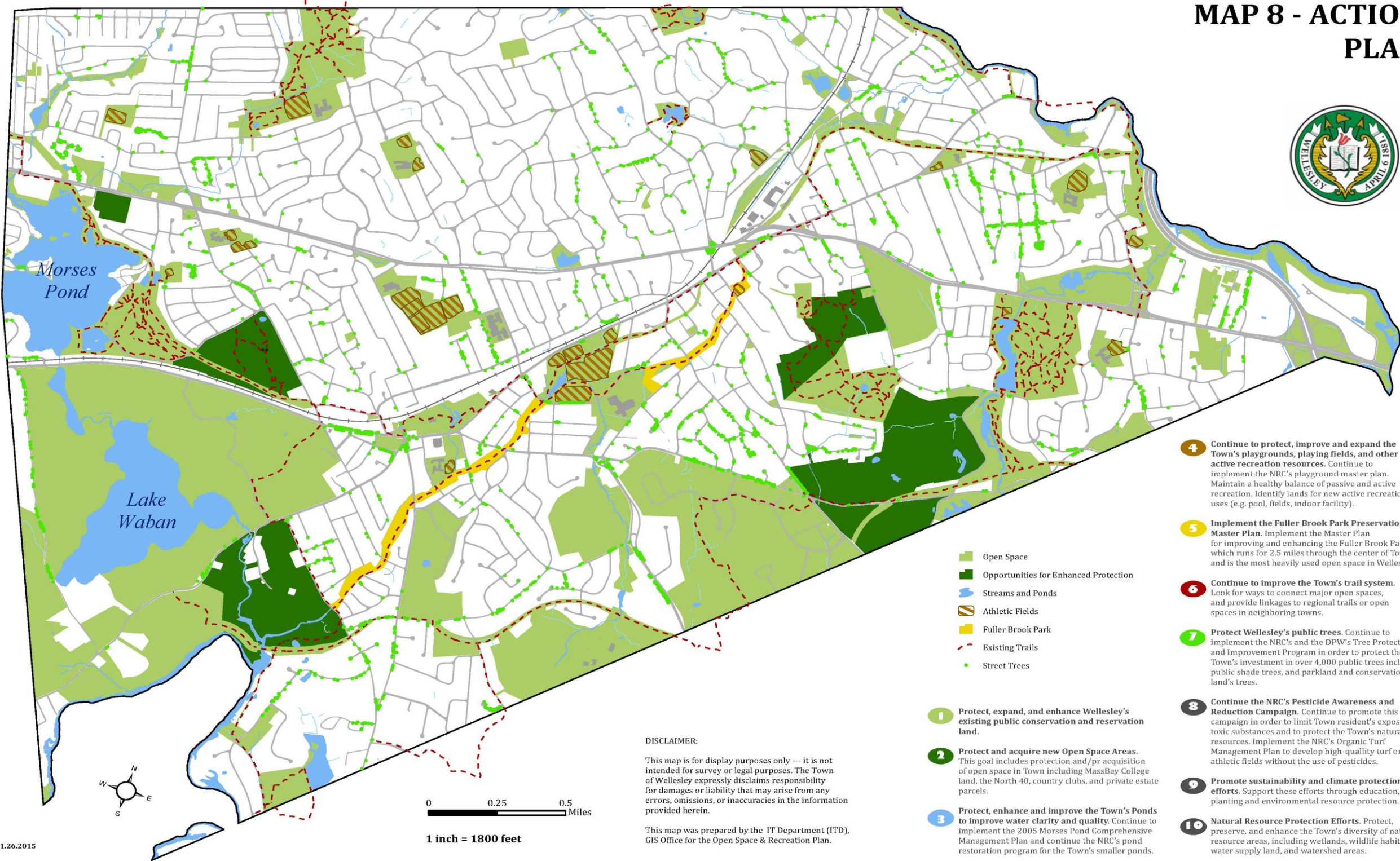
		Collaborate with neighboring towns on the development and maintenance of inter-town and regional trail systems.	NRC, Trails Committee	medium	Ongoing 2015-2022	Zero direct cost, Personnel support cost from OP budget
	D. Maintain the trails network and existing trails through park and woodlands.	Monitor trails and report condition, safety and marketing problems.	NRC, Trails Committee	high	Ongoing 2015-2022	OP/CAP Budget \$5,000/year
		Organize volunteer work parties to help maintain trails.	NRC, Trails Committee	high	Ongoing 2015-2022	Zero direct cost, Personnel support cost from OP budget
		Encourage local "Friends of" groups to perform trail maintenance and monitoring of specific areas.	NRC, Trails Committee	medium	Ongoing 2015-2022	Zero direct cost, Personnel support cost from OP budget
<b>Goal 12: Restore, preserve, and enhance open space and sensitive natural resources for protection of water resources, wildlife habitat, biodiversity, and enrichment of community character.</b>	A. Continue to promote awareness of the environmental damage caused by storm water runoff and increased impervious surfaces and regulate development in order to minimize pollution impacts.	As residential and commercial redevelopment occurs in Wellesley, revisit the 2005 Storm water Bylaw to ensure that acceptable runoff levels conform to conditions created by this development.	DPW	high	Medium 2020	Zero direct cost, Personnel support cost from OP budget
		Ensure that controls are provided in the Town's zoning bylaws and subdivision regulations that will minimize erosion and pollution created from development.	Planning Board	high	2015-2016	Zero direct cost, supporting funds from Planning OP budget
		Examine the Watershed Protection District zoning overlay, the Water Supply District zoning overlay, and the Wetlands Protection Bylaw to reduce overlapping jurisdiction.	Planning Board, NRC, WPC	high	Medium 2020	Zero direct cost, supporting funds from Planning OP budget

		Implement the Stormwater Management Program, including Phase II Stormwater Regulation.	DPW	high	Medium 2020	\$1.33 M from CAP budget
		Continue the use of Best Management Practices to mitigate the impacts of local and regional development through Zoning, Stormwater, and Wetlands Bylaw Revisions.	NRC, DPW, Planning, WPC	high	Ongoing 2015-2022	\$84,915 in CAP carry-over for LID and watershed education measures
		Continue public awareness campaigns to alert Wellesley residents to the harmful effects of non-point source pollution.	NRC, DPW	high	Ongoing 2015-2022	\$84,915 in CAP carry-over for LID and watershed education measures
	B. Continue to restore and manage ponds to avoid eutrophication.	Continue to implement the NRC's Pond Restoration Program.	NRC	High	Ongoing 2015-2022	\$100,000 for Comp Pond Plan from CPA funds. Implementation costs \$1 million from CAP budget
		Continue to implement the Morses Pond Management Plan.	NRC, DPW, Recreation	High	Ongoing 2015-2022	\$2.1 M CAP
		Monitor and manage restored ponds.	NRC, DPW	high	Ongoing 2015-2022	\$500,000





# MAP 8 - ACTION PLAN



v. 1.26.2015

**DISCLAIMER:**  
This map is for display purposes only --- it is not intended for survey or legal purposes. The Town of Wellesley expressly disclaims responsibility for damages or liability that may arise from any errors, omissions, or inaccuracies in the information provided herein.

This map was prepared by the IT Department (ITD), GIS Office for the Open Space & Recreation Plan.

- 1** Protect, expand, and enhance Wellesley's existing public conservation and reservation land.
- 2** Protect and acquire new Open Space Areas. This goal includes protection and/pr acquisition of open space in Town including MassBay College land, the North 40, country clubs, and private estate parcels.
- 3** Protect, enhance and improve the Town's Ponds to improve water clarity and quality. Continue to implement the 2005 Morses Pond Comprehensive Management Plan and continue the NRC's pond restoration program for the Town's smaller ponds.
- 4** Continue to protect, improve and expand the Town's playgrounds, playing fields, and other active recreation resources. Continue to implement the NRC's playground master plan. Maintain a healthy balance of passive and active recreation. Identify lands for new active recreation uses (e.g. pool, fields, indoor facility).
- 5** Implement the Fuller Brook Park Preservation Master Plan. Implement the Master Plan for improving and enhancing the Fuller Brook Park, which runs for 2.5 miles through the center of Town, and is the most heavily used open space in Wellesley.
- 6** Continue to improve the Town's trail system. Look for ways to connect major open spaces, and provide linkages to regional trails or open spaces in neighboring towns.
- 7** Protect Wellesley's public trees. Continue to implement the NRC's and the DPW's Tree Protection and Improvement Program in order to protect the Town's investment in over 4,000 public trees including public shade trees, and parkland and conservation land's trees.
- 8** Continue the NRC's Pesticide Awareness and Reduction Campaign. Continue to promote this campaign in order to limit Town resident's exposure to toxic substances and to protect the Town's natural resources. Implement the NRC's Organic Turf Management Plan to develop high-quality turf on athletic fields without the use of pesticides.
- 9** Promote sustainability and climate protection efforts. Support these efforts through education, tree planting and environmental resource protection.
- 10** Natural Resource Protection Efforts. Protect, preserve, and enhance the Town's diversity of natural resource areas, including wetlands, wildlife habitat, water supply land, and watershed areas.



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## 10. Letters of Review/Comment



Charles D. Baker  
GOVERNOR

Karyn E. Polito  
LIEUTENANT GOVERNOR

Matthew A. Beaton  
SECRETARY

*The Commonwealth of Massachusetts*  
*Executive Office of Energy and Environmental Affairs*  
*100 Cambridge Street, Suite 900*  
*Boston, MA 02114*

Tel: (617) 626-1000  
Fax: (617) 626-1181

July 8, 2015

Brandon Schmitt  
Natural Resources Commission  
525 Washington Street  
Wellesley, MA 02482

Re: Open Space and Recreation Plan

Dear Mr. Schmitt:

Thank you for submitting Wellesley's Open Space and Recreation Plan to this office for review for compliance with the current Open Space and Recreation Plan Requirements. I am pleased to write that the plan is approved. This final approval will allow Wellesley to participate in DCS grant rounds through April 2021.

Congratulations on a great job. Please call me at (617) 626-1171 if you have any questions or concerns about the plan.

Sincerely,

A handwritten signature in cursive script that reads "Melissa Cryan".

Melissa Cryan  
Grants Manager



**PLANNING BOARD**

**TOWN OF WELLESLEY**

**MASSACHUSETTS**

Sara Preston, Chair  
L. Deborah Carpenter, Vice Chair  
Catherine Johnson, Secretary  
Jeanne S. Conroy  
Harriet Warshaw



Town Hall, 525 Washington Street  
Wellesley, MA 02482  
Tel. (781) 431-1019 ext. 2232, 2234, 2238  
Fax (781) 237-6495

Michael Zehner, AICP  
Planning Director

June 16, 2015

Melissa Cryan  
Executive Office of Energy and Environmental Affairs  
100 Cambridge Street, Suite 900  
Boston, MA 02114

Re: Support for *Open Space and Recreation Plan 2015 - 2022*

Dear Ms. Cryan:

I am writing on behalf of the Town of Wellesley Planning Board with regard to the Wellesley Natural Resources Commission's ("NRC") updated draft *Open Space and Recreation Plan 2015 - 2022* ("the Plan"), issuing the Board's letter of comment/review.

The Board reviewed and discussed the Plan at meetings on June 1 and June 15, 2015. The Board commended the NRC for their effort in preparing the Plan and generally supports the Plan. The Board acknowledged that the Plan is particularly successful in identifying the NRC's goals and objectives and the 7-year action plan. Additionally, the Board noted that the Plan is consistent with and advances many of the community's planning priorities, as set forth in the *Wellesley Comprehensive Plan 2007 - 2017 Update*. Moving forward, the Board would encourage the NRC to utilize a collaborative approach to the advancement and implementation of the Plan to ensure consistency with town wide goals and objectives. To that end, the Board intends for the Plan to serve as a resource as the Town embarks on the update of the Comprehensive Plan.

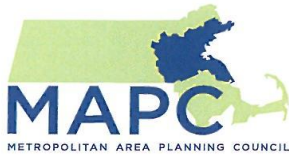
Thank you for your attention to this matter and for your consideration of the Board's comments. Should you have any questions, please do not hesitate to contact me to discuss further.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael D. Zehner", is written over a circular blue ink stamp. The stamp contains the text "Michael D. Zehner, AICP" and "Planning Director".

Michael D. Zehner, AICP  
Planning Director

cc: File Copy, Natural Resources Commission, Brandon Schmitt (NRC Director)



SMART GROWTH AND REGIONAL COLLABORATION

June 10, 2015

Brandon Schmitt  
Director, Wellesley Natural Resources Commission  
525 Washington Street  
Lower Level  
Wellesley, MA 02482

Dear Mr. Schmitt:

Thank you for submitting the "Town of Wellesley Draft Open Space and Recreation Plan 2015-2022" to the Metropolitan Area Planning Council (MAPC) for review.

The Division of Conservation Services (DCS) requires that all open space plans must be submitted to the regional planning agency for review. This review is advisory and only DCS has the power to approve a municipal open space plan. While DCS reviews open space plans for compliance with their guidelines, MAPC reviews these plans for their attention to regional issues generally and more specifically for consistency with *MetroFuture*, the regional policy plan for the Boston metropolitan area.

**Consistency with *MetroFuture*** - *MetroFuture* is the official regional plan for Greater Boston, adopted consistently with the requirements of Massachusetts General Law. The plan includes goals and objectives as well as 13 detailed implementation strategies for accomplishing these goals. We encourage all communities to become familiar with the plan by visiting the web site at <http://www.mapc.org/metrofuture> and scrolling down to the PDF of the implementation strategies.

The Wellesley Open Space and Recreation Plan does not specifically mention *MetroFuture*. We encourage communities to include a brief paragraph about *MetroFuture* in Chapter III under Regional Context. Ideally this paragraph should explain ways in which the Wellesley Open Space and Recreation Plan will help to advance some of the goals and implementation strategies that relate specifically to open space, recreation, and the environment generally.

In the case of Wellesley's plan, this shouldn't be too hard to do since we see many positive connections between your plan and *MetroFuture* such as the discussion of regional open space resources, adoption of the Community Preservation Act and a discussion of sustainability.



The Wellesley Open Space and Recreation Plan is very thorough and it should serve the town well as it continues its efforts to preserve open space and provide for the recreational needs of its residents.

Thank you for the opportunity to review this plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Draisen', with a long horizontal flourish extending to the right.

Marc D. Draisen  
Executive Director

Cc: Frank DeMasi, MAPC Representative, Town of Wellesley  
Melissa Cryan, Division of Conservation Resources

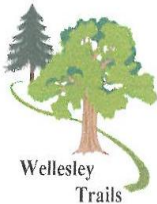
TOWN OF WELLESLEY



MASSACHUSETTS

## WELLESLEY TRAILS COMMITTEE

Natural Resources Commission, Town Hall, 525 Washington Street, Wellesley, Massachusetts 02482



Miguel Lessing, Chairman  
Denny Nackoney, Vice Chairman  
781-431-1019, Ext. 2294  
Fax: 781-237-6495  
trails@wellesleyma.gov  
www.wellesleytrails.org

RECEIVED  
JUN 11 2015

NATURAL RESOURCES

June 10, 2015

Brandon Schmitt, Director  
Natural Resources Commission  
Wellesley Town Hall  
Wellesley, MA 02181

Dear Brandon,

The Trails Committee has had the pleasure of working with the Natural Resources Commission for over 20 years to design, develop, promote and maintain a trails network in Wellesley. This has been an outstanding, productive partnership with the Commission and the Town to provide an important recreational resource for our community.

Having participated in the preparation and development of the 2015 Open Space and Recreation Plan, the Trails Committee voted unanimously to support the overall plan at our meeting on June 9, 2015.

We are looking forward to implementing the plan, and we are committed to carrying out our ongoing trails activities and new network goals and objectives in the coming years.

Sincerely,

Miguel Lessing  
Chairman

A handwritten signature in black ink, appearing to read "Miguel Lessing", written over the printed name and title.



**TOWN OF WELLESLEY MASSACHUSETTS**  
**WETLANDS PROTECTION COMMITTEE**

525 WASHINGTON STREET, WELLESLEY, MASSACHUSETTS 02482-5992

Robert Collins, Chair  
J. Stanley Waugh  
Carl Sciple  
Richard Howell  
Neal Glick

Pam Helinek, Wetlands Administrator  
pheilnek@wellesleywpc.org  
(781) 431-1019 x2292  
Cell: (781) 467-6366

Brandon Schmitt  
Director, Wellesley Natural Resources Commission  
525 Washington Street  
Wellesley, MA 02482

June 8, 2015

Dear Mr. Schmitt,

The Wellesley Wetlands Protection Committee is pleased to support the 2015 update to the Open Space and Recreation Plan. The Committee voted unanimously (5-0) on June 4, 2015 to support the plan with its newly updated goals, objectives, and implementation strategies that both benefit the community and support the protection of critical wetlands resources and buffer zones.

Thank you and the Natural Resources Commission for your work in producing this update.

For the Committee,

Pam Helinek  
Wetlands Administrator



**WELLESLEY CONSERVATION COUNCIL, INC.**

PO Box 81129 • Wellesley Hills, MA 02481-0001

Mr. Brandon Schmitt, Director  
Natural Resources Commission  
Town Hall, 525 Washington Street  
Wellesley, MA 02482-5992

May 28, 2015

Dear Mr. Schmitt,

The Wellesley Conservation Council, the Town's local land trust, is impressed and relates most favorably with the Goals and Objectives of the Open Space and Recreation Plan 2015-2022 for the Town as they mirror those of the Council and particularly those of conserving open space.

Going forward, it is anticipated that that Wellesley Conservation Council and the Wellesley Natural Resources Commission will continue to promote and cooperate in the stewardship conservation of open space in the Town particularly in terms of the interconnection of open space to cultivate the mobility of wildlife among a diversity of environments.

The Council firmly supports and stands ready to help the Wellesley Natural Resources Commission gain grant funding from the Massachusetts Division Conservation Services.

Cordially,

For the Wellesley Conservation Council  
Frederick V. Fortmiller, President

# Appendices

## Appendix A: ADA Access Self-Evaluation

### Accommodations for Equal Access in the Town of Wellesley Open Space and Recreation Plan Update

#### **INTRODUCTION – Wellesley’s Commitment to Equal Access**

Title II of the Americans with Disabilities Act (Public Law 101-336, 1990) requires state and local governments to address the issue of accessibility for people with disabilities. The Act states that "...no individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity."

The Town of Wellesley is committed to complying with all rules and regulations of the Americans with Disabilities Act and ensuring that public facilities, accommodations, services, and activities are accessible and available to all citizens, regardless of whether or not they have a disability. The Town will, therefore, make a concerted effort to provide equal access to its facilities to all citizens and not, through neglect or failure to act, deny its facilities to anyone.

The Town of Wellesley seeks to provide usable open space that is accessible to all residents of the Town. Open space within the Town includes public recreation areas, public parks, and public conservation lands. The Town will attempt to create accessibility to all its open space areas that are available to the public, accommodating people with disabilities in as many of this park, recreation and conservation areas as can be achieved within reasonable financial constraints and terrain permitting within geographic constraints.

The Town will continually assess its open space and recreational areas and make on-going efforts to provide accessibility for people with disabilities in public lands that have public uses and that are not now accessible to people with disabilities. The access needs of each publicly supervised and maintained park, recreation area, and conservation area will be addressed with a goal of providing access to as many of these areas as possible. Access planning shall include parking facilities, pathways, trails, play areas, signage, equipment, and toilet facilities so that, wherever possible, they will be readily available to, and usable by, individuals with disabilities.

#### **Wellesley’s ADA Statement**

The Town of Wellesley is committed to the fair and equal employment of all people. The Town does not discriminate on the basis of race, color, religion, national origin, ancestry, sex, age, disability, genetic information or status as a disabled veteran or veteran of the Vietnam era. The Town will follow all applicable Federal and State guidelines and statutes as they relate to reasonable accommodation of individuals with disabilities and their capabilities to perform essential job duties. It is the policy of the Town of Wellesley to reasonably accommodate qualified individuals with disabilities unless the accommodation would impose an undue hardship. In accordance with the Americans with Disabilities Act, accommodations will be provided to qualified individuals with disabilities when such accommodations are directly related to performing the essential functions of a job, competing for a job, or to enjoy equal benefits and privileges of employment. This applies to all applicants, employees, and employees seeking promotional opportunities. Any person having inquiries concerning the Town of Wellesley's adherence to the Americans with Disabilities Act of 1990, or other civil rights laws, should contact the Town's ADA Coordinator, Joseph Murray, Wellesley Department of Facility Maintenance, 40 Kingsbury Street, Wellesley, MA 02482, 781- 466-6235, ext. 5632, email contact: JMurray@wellesleyma.gov.

## **NRC Policy on Park and Conservation Lands – Provision for the Disabled**

It is the intent of the Natural Resources Commission to comply with Title III Section 2 of the Americans with Disabilities Act with regard to all lands and facilities under the jurisdiction of the Commission. In furtherance of this policy, the Natural Resources Commission directs that all municipal plans and proposals for work on park or conservation lands address the issue of access for the disabled, for the elderly, and for families with young children. Implementation of this policy will be in consultation with the Town ADA Coordinator and is subject to Advisory Committee recommendation and Town Meeting funding.

### **REQUIRED ELEMENTS OF AN ADA SELF-EVALUATION REPORT**

The following three sections are required for all ADA Self-Evaluation Reports as part of the Town's Open Space and Recreation Plan.

#### **Part 1: Administrative Requirements**

##### **1.Designation of an ADA Coordinator**

The designated Town of Wellesley employee responsible for ADA Administration and Coordination is Joseph Murray, Wellesley Department of Facility Maintenance, 40 Kingsbury Street, Wellesley, MA 02482, 781- 466-6235, ext. 5632, email contact: JMurray@wellesleyma.gov.

##### **2. Grievance Procedure**

The Town of Wellesley has adopted a grievance procedure providing for prompt and equitable resolution of complaints alleging any violation of state and federal laws and regulations protecting individuals from discrimination based on her/his race, color, religious creed, national origin, sex, sexual orientation, which shall not include persons whose sexual orientation involves minor children as the sex object, age, ancestry, disability or marital status in the provision of or access to services, employment and activities.

The following procedure has been developed to ensure that the Town complies with all applicable ADA regulations:

1. Where possible, a complaint should state the name and address of the person filing it, briefly describing the alleged action prohibited by the laws and regulations and the date it allegedly occurred;
2. A complaint should be filed with the ADA Coordinator, within a reasonable amount of time (no more than thirty (30) days) after the person filing the complaint becomes aware of the action alleged to be prohibited by the laws or regulations;
3. The ADA Coordinator shall investigate the complaint to determine its validity. These rules contemplate informal but thorough investigations, affording all and their representative, if any, an opportunity to submit evidence relevant to the complaint;
4. The ADA Coordinator shall issue a written decision determining the validity of the complaint no later than (30) days after its receipt and issue a corrective action plan where necessary;
5. The ADA Coordinator shall maintain the files and records relating to complaints filed hereunder. Names of the persons designated above to conduct this effort may assist persons with the preparation and filing of complaints, participate in the investigation of complaints and notify the Chief Executive Officer of the resolution of the complaints.



### **3. Public Notification Process**

The Town of Wellesley is committed to making it possible for people with disabilities to attend all public meetings and events that are sponsored by departments of the Town. The Town makes every effort to schedule all public meetings and events at a site that is handicapped accessible. Town-sponsored meeting and event announcements should include, at minimum, the following information:

- Whether or not the meeting or event is to be held in a handicapped accessible and barrier free location. Accessibility includes accessibility from public transportation to the site and availability of accessible bathrooms.
- Whether or not there is handicapped parking available.
- Auxiliary aids will be provided upon request.

Announcements of a meeting or event should include a phone number and address of a contact person so that an individual with a disability can request communication aids, such as an assistive listening device, interpreter, etc.

It is appropriate to set a deadline for notification, after which time auxiliary aids cannot be promised. The deadline must give the person with a disability ample time to respond. Interpreters who use sign language for the deaf may be needed for an event.

The Massachusetts Commission on the Deaf and Hard of Hearing at 617-740-1600 may be helpful in obtaining them. Because of the great demand for interpreters, this agency should be contacted at least two to three weeks in advance. Costs may vary depending on the situation.

Questions regarding the Public Notification Policy, Americans with Disabilities Act or requests for assistance in obtaining auxiliary aids may be directed to the Town's ADA coordinator Joe Murray at 781-466-6235, ext. 5632 or [Jmurray@wellesleyma.gov](mailto:Jmurray@wellesleyma.gov).

### **Part II: Program Accessibility**

This section includes the facility inventory and transition plan that includes the buildings, recreation facilities and equipment (swimming areas, playgrounds, etc.), programs and services under the Natural Resources Commission (the conservation commission) or the recreation department.

#### **ADA Inventory of the Town's Open Space and Recreational Resources**

See the completed inventory forms that provide detailed information regarding ADA compliance and accessibility status of the Town's open space and recreational resources (note that the complete inventory is over 100 pages and is not included in the plan itself, but has been submitted to the State and is available for review in the NRC Office).

#### **Transition Plan**

The Natural Resources Commission, Recreation Commission and Department of Public Works evaluate accessibility issues related to the Town's open space and recreational resources on an on-going five-year capital planning basis and work to:

- Access recreation facilities in the Town to determine the current status of accessibility for people with disabilities;
- Development recommendations to improve access;

- Prioritize projects;
- Provide implementation recommendations; and
- Undertake feasible accessibility improvements.

#### Parks and Recreation Resources Accessibility Progress Report and Recent Improvement Projects

The Town makes every effort to evaluate and make as many accessibility improvements as possible. These improvements include providing ADA compliant building improvements, street crossing ramps, playgrounds, park paths and toilet and shower improvements. Recent ADA accessibility improvements to the Town's open space and recreational resources within the past ten years include the following:

- Warren Recreational Center (restoration, rehabilitation and expansion of existing historical town building) – fully ADA compliant building that includes new gymnasium, classrooms, to playroom, exercise rooms with ADA parking;
- Fuller Brook Park Preservation Project - \$5 million park restoration and improvement project that includes new ADA accessible pathways, boardwalks over wetlands and road crossings throughout the 2.5 mile linear park with ADA parking (project currently underway);
- Warren Park and Playground Improvement Project – two new ADA accessible playgrounds, and pathways with ADA parking;
- Phillips Park and Playground I Improvement Project – new and expanded ADA accessible playground, pathways with ADA parking;
- Brown Park Playground I Improvement Project – new ADA accessible playground;
- Ouellette Park and Playground Improvement Project – new and expanded ADA accessible playground, pathways, playing field, basketball court with ADA parking;
- Hunnewell Field Tot Playground Improvement Project – new and expanded ADA accessible playground, pathways with ADA parking;
- Perrin Park Playground Improvement Project – new and expanded ADA accessible playground and pathways with ADA parking;
- Morses Pond Town Beach - ADA accessible boat ramp for kayaks and canoes with ADA parking;
- Hunnewell Field Basketball Court Restoration and Improvement Project - restored and improved ADA accessible basketball courts with ADA parking.

#### Conservation Land Accessibility Progress Report

A review of the Town's conservation areas indicates that at the present time none of these areas are accessible. The majority of Wellesley's conservation areas are unsuitable for access due to terrain, sensitive natural areas including wetland resource areas and wildlife and habitat considerations that limit public use in general. In addition, where general public use is appropriate, there are often constraints and challenges with respect to topography and construction costs as well as the need to minimize impact to and disruption of sensitive natural areas. The Natural Resources Commission is committed, however, to making accessibility improvements when a site is appropriate and funding is available. The NRC will continue to work with its Trails Committee and the Dept. of Public Works to assess conservation areas under its jurisdiction and develop access improvements where feasible and subject to funding availability.

### **Part III: Employment Practices**

The Town of Wellesley's employment practices are in compliance with the Americans with Disabilities Act as outlined in the Town's Personnel Guidebook and includes compliance with regard to: Recruitment; Personnel Actions, Leave Administration; Training; Tests; Medical Exams/Questionnaires; Social and Recreational Programs, Fringe Benefits, Collective Bargaining Agreements; and Wage and Salary Administration. For more information contact Joseph Murray, the Town's ADA Coordinator, regarding the Town's compliance with the Americans with Disabilities Act.

### ADA Inventory of Town-Owned Open Space & Recreation Facilities - See Detailed Inventory Forms for More Information

The Town of Wellesley seeks to provide usable open space that is accessible to all residents of the Town. Open space within the Town includes public recreation areas, public parks, and public conservation lands. The Town will attempt to create accessibility to all its open space areas that are available to the public, accommodating people with disabilities in as many of this park, recreation and conservation areas as can be achieved within reasonable financial constraints and terrain permitting within geographic constraints.

Name	Location	Special Equipment	Site & Accessibility Information	Future Needs
Bates School grounds and Kelly Field	Elmwood Rd.	Basketball court, playing fields, playground, tennis courts, ball fields	ADA accessible with HP	Currently Accessible
Beard Trail	Beard Way off Grove St.	Conservation land and trail – 1.1 miles	Not ADA accessible	TBD
Brookside Community Gardens	Brookside Ave.	Community garden plots, one ADA garden plot	DPW land ADA accessible, one ADA garden plot available	Currently Accessible
Brown Park	Colburn Rd.	Ball fields, playground	ADA accessible	Currently Accessible
Boulder Brook Reservation and Trail	Elmwood Rd.	Conservation land and trails, MH	32 acres of conservation land, 1.7 mile trail Not ADA accessible	TBD
Carisbrook Reservation and Trail	Glen Brook Rd.	MH, conservation land and trails	Conservation land, 0.5 mile trail Not ADA accessible	TBD
Centennial Reservation and Trail	Oakland St.	Conservation land and trails	42 acres of conservation land, Bezanson Pond, 1.6 mile trail Not ADA accessible	TBD

Charles River Path	Washington St. at Charles River	Conservation land and trail	Not ADA accessible 2.5 mile trail	TBD
Name	Location	Special Equipment	Site & Accessibility Information	Future Needs
Crosstown Trail	Cochituate Aqueduct at Rt. 9	Bike and pedestrian trail, MH	Parkland, 5.4 mile trail Intermittent ADA accessibility	TBD
Elm Park/Clock Tower Park	Washington St. at Rt. 9	Benches, picnic tables, HP nearby	Est. 1908, 1.24 acres, new brick paths, garden beds, historic clock tower kept locked ADA accessible, HP nearby	Currently Accessible
Esker Trail	Off Charles River Path	Conservation land and trail	Conservation land, 0.8 mile trail Not ADA accessible	TBD
Fiske School grounds	Hastings St.	playing fields, playground, basketball courts	ADA accessible with HP	Currently Accessible
Foster Park	Minuteman Lane	Open space	Open space Not ADA accessible	TBD
Fuller Brook Park and Path	Maugus Avenue to Dover Road	Bike and pedestrian path	Park Preservation project underway to be completed 2016 with ADA accessible pathways, boardwalks and HP parking. 23 acres of passive parkland, includes Wellesley's heaviest-used trail, the Fuller Brook Path.	Will be accessible when project is completed

Guernsey Path	Winding River Rd. at Needham town line	Land trust- conservation land and path	2.2 mile path, conservation land Not ADA accessible	TBD
Hardy School grounds	Weston Road	playground, basketball court	ADA accessible with HP	Currently Accessible
Name	Location	Special Equipment	Site & Accessibility Information	Future Needs
Hunnewell Park/Town Hall Park	Washington St.	Duck pond, picnic tables, arboretum	Est. 1887, 10.23 acres. In 1985 there were 550 trees of 80 species in the surrounding 26-acre Town Hall Arboretum.  ADA accessible with HP	Currently Accessible
Hunnewell Playground/ Hunnewell Field	Cameron St.	Playground, tot lot, benches, water fountain, near tennis courts	Est. 1901, 49.1 acres, including High School grounds. Brook area has been substantially altered since 1960s. Includes WWI memorial grove.  ADA accessible with HP	Currently Accessible
Indian Springs Park	Hillside Rd.	Conservation land	Est. 1901, 1.25 acres. Natural area near Wellesley Farms RR Station with historical associations.  Not ADA accessible	TBD
Longfellow Pond and Trail	Oakland St.	Conservation land and trail, and town forest	0.8 mile trail  Trail not ADA accessible, site has HP, ADA accessible scenic views	Partially Accessible
Maugus Hill	South of Maugus Ave.	Open space	4.8 acre Native American site, 19 <sup>th</sup> century reservoir with dramatic vistas  Not ADA accessible	TBD



McKinnon Parkland	Fisher Ave.	Parkland	Parkland Not ADA accessible	TBD
Morses Pond Beach and Bathhouse	Turner Rd.	swimming beach, picnic tables, boating, RR	Beach and pond ADA accessible to beach and water, with ADA boat ramp and HP	Currently Accessible
Name	Location	Special Equipment	Site & Accessibility Information	Future Needs
Morses Pond Trail	Turner Rd.	Conservation land and trail	0.6 mile trail Not ADA accessible	TBD
Morton Park	Washington St.	Parkland, paved path, HP at adjacent police station	ADA accessible, HP at adjacent police station, paved paths	Currently Accessible
Peabody Park	Abbott Rd. and Livermore Rd.	Parkland	Est. 1912, .64 acres. Small park near Fuller Brook. Not ADA accessible	TBA
Perrin Park	Thomas Rd.	playing fields, paved path, basketball court, picnic benches, water fountain	ADA accessible with HP	Currently Accessible
Phillips Park	Off Maugus Ave.	playing fields, paved path, basketball court, picnic benches, water fountain	ADA accessible, on-street parking, HP nearby	Currently Accessible
Ollie Turner Park	Worcester St.	Parkland	Not ADA accessible	TBD
Ouellet Park	Cedar St. and Charles St.	basketball court, playing field, playground	ADA accessible, with HP	Currently Accessible
Rockridge Pond Park and Trail	Hundreds Cir.	Parkland	0.4 mile trail Not ADA accessible	TBD

Sawyer Park	Forest St. and Wellesley Ave.	Parkland	Est. 1912, 1.2 acres Not ADA accessible	TBD
Name	Location	Special Equipment	Site & Accessibility Information	Future Needs
Schofield School grounds	Cedar St.	playing field, playground, basketball court	ADA accessible, with HP	Currently Accessible
Simons Park	Washington St. and Brook St.	Parkland, picnic benches	Paths not ADA accessible, HP at adjacent library	Partially Accessible
Shaw Park	Laurel Ave.	Parkland	Est. 1899, .48 acres. A small, early park near Fuller Brook. Not ADA accessible	TBD
Sprague School grounds	School St.	playground, playing field, basketball courts	ADA accessible, with HP	Currently Accessible
Town Forest	access – Madison Rd., Worcester St.	Conservation land	Not ADA accessible	TBD
Upham School grounds	Tanglewood Rd.	playing fields, basketball court	ADA accessible, with HP	Currently Accessible
Ware Park	Washington St. and Rt. 9	Parkland	Paths not ADA accessible, HP at adjacent library	TBD
Warren Building and Park	Washington St.	HP, RR	ADA accessible, with HP	Currently Accessible

Wellesley Farms RR Station Landscape	Croton St. and Glen Rd.	HP	Est. 1880s, acquired by town in 1957. Station designed by Richardson, landscape by Olmsted. ADA accessible, with HP	Currently Accessible
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**Glossary:** ADA: Americans with Disability Act; HP: Handicap Parking; MH: Map House; RR: Restrooms

## Appendix B: 2015 Community Survey

This survey was developed by the NRC, with input from the Recreation Department and Recreation Commission. The survey was distributed electronically to the following groups:

1. Town Webpage
2. NRC Webpage
3. NRC Facebook Page
4. NRC Constant Contact List
5. Recreation Department
6. Recreation Commission
7. Babson Sustainability Office (Newsletter and Twitter)
8. Wellesley College (Environmental Science Office and Student Center)
9. Barton Road (Posted in Community Room and Newsletter)
10. School Department (Website and Newsletter)
11. Trails Committee
12. Wetlands Protection Committee
13. High School Green Team
14. Friends of Brookside
15. Wellesley Cancer Prevention Project
16. Green Collaborative
17. Sustainable Energy Committee
18. Swellesley Report
19. Townsman
20. Utility Bills
21. Library

Similarly, as part of the Environmental Justice Enhanced Outreach effort, the survey links were posted at the Wellesley Housing Authorities Barton Rd. Community, and through their monthly newsletter. Also, survey links were distributed at Wellesley College, and at Babson College, which is also located in one of the 3 Environmental Justice Communities. The survey questions and results are listed on the subsequent pages.

# Wellesley Community Open Space Survey Results 2015

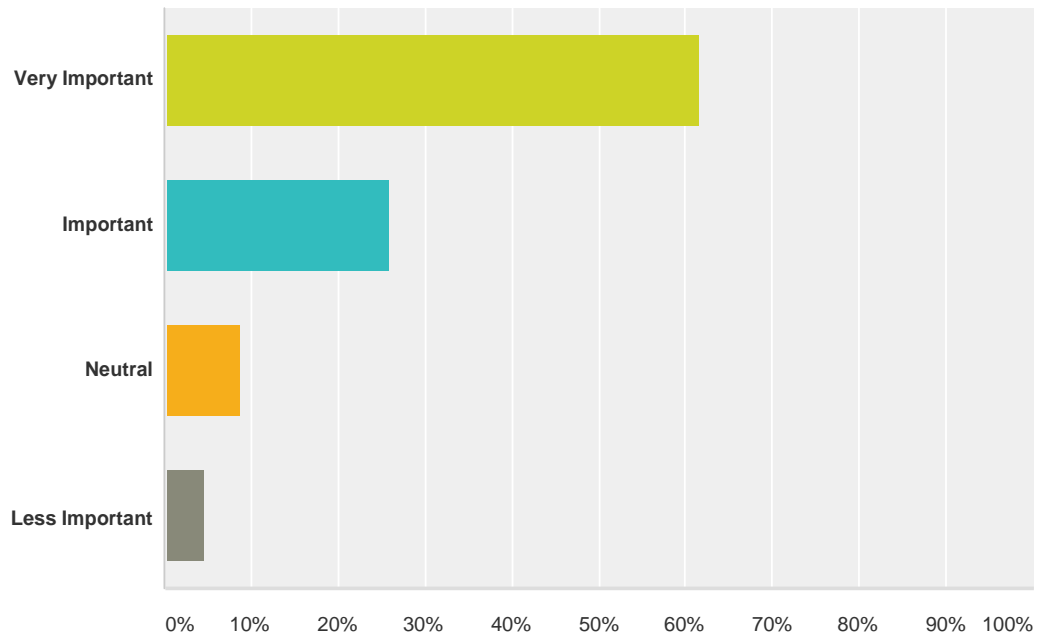
## Q1 Please fill out the following information. (Optional)

Answered: 305 Skipped: 313

Answer Choices	Responses	
Name	98.69%	301
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	92.46%	282
Phone Number	0.00%	0

## Q2 How important is it for the Town to acquire and preserve open space for natural resource protection?

Answered: 612 Skipped: 6

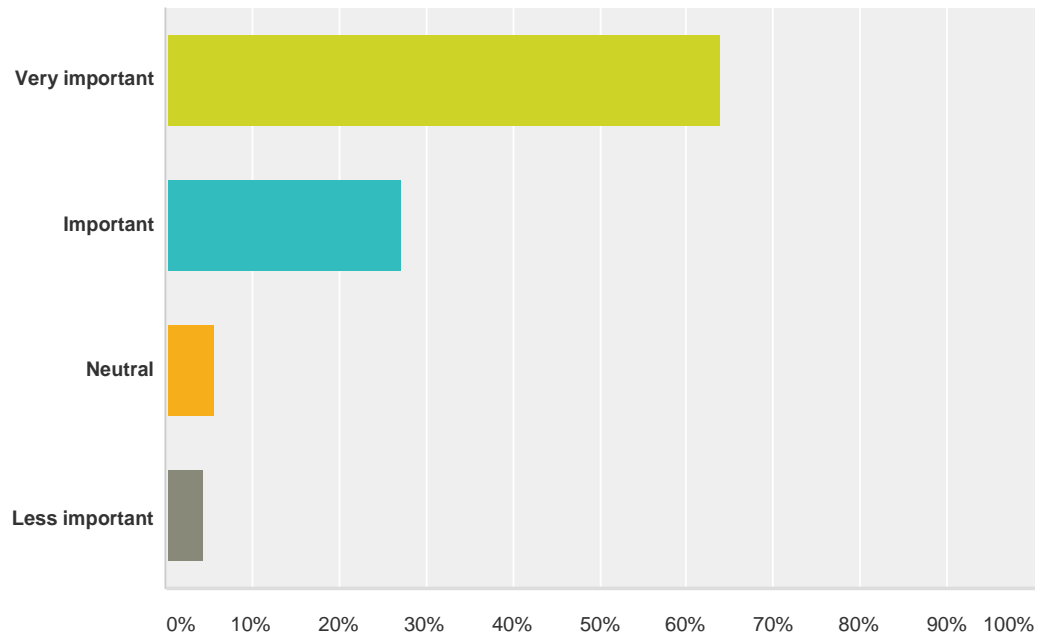


Answer Choices	Responses	
Very Important	61.27%	375
Important	25.65%	157
Neutral	8.66%	53
Less Important	4.41%	27
<b>Total</b>		<b>612</b>



### Q3 How important is it for the Town to acquire and preserve areas and facilities for recreational uses (both passive and active)?

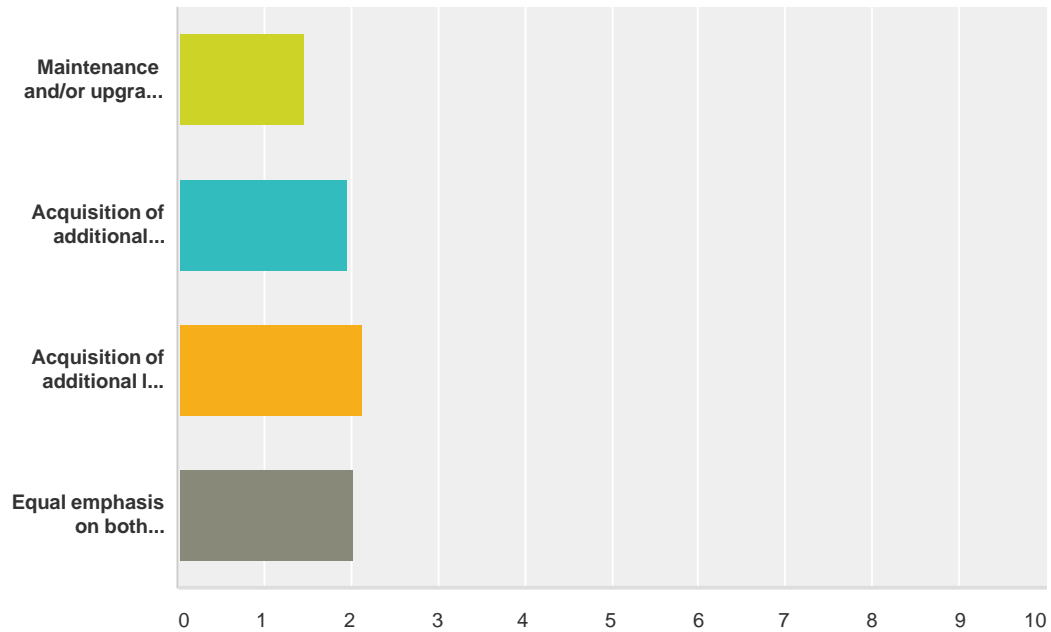
Answered: 611 Skipped: 7



Answer Choices	Responses
Very important	63.67%
Important	26.84%
Neutral	5.40%
Less important	4.09%
<b>Total</b>	<b>611</b>

**Q4 To help us understand your priorities for maintaining open space, and acquiring new open space, please indicate the importance of the following:**

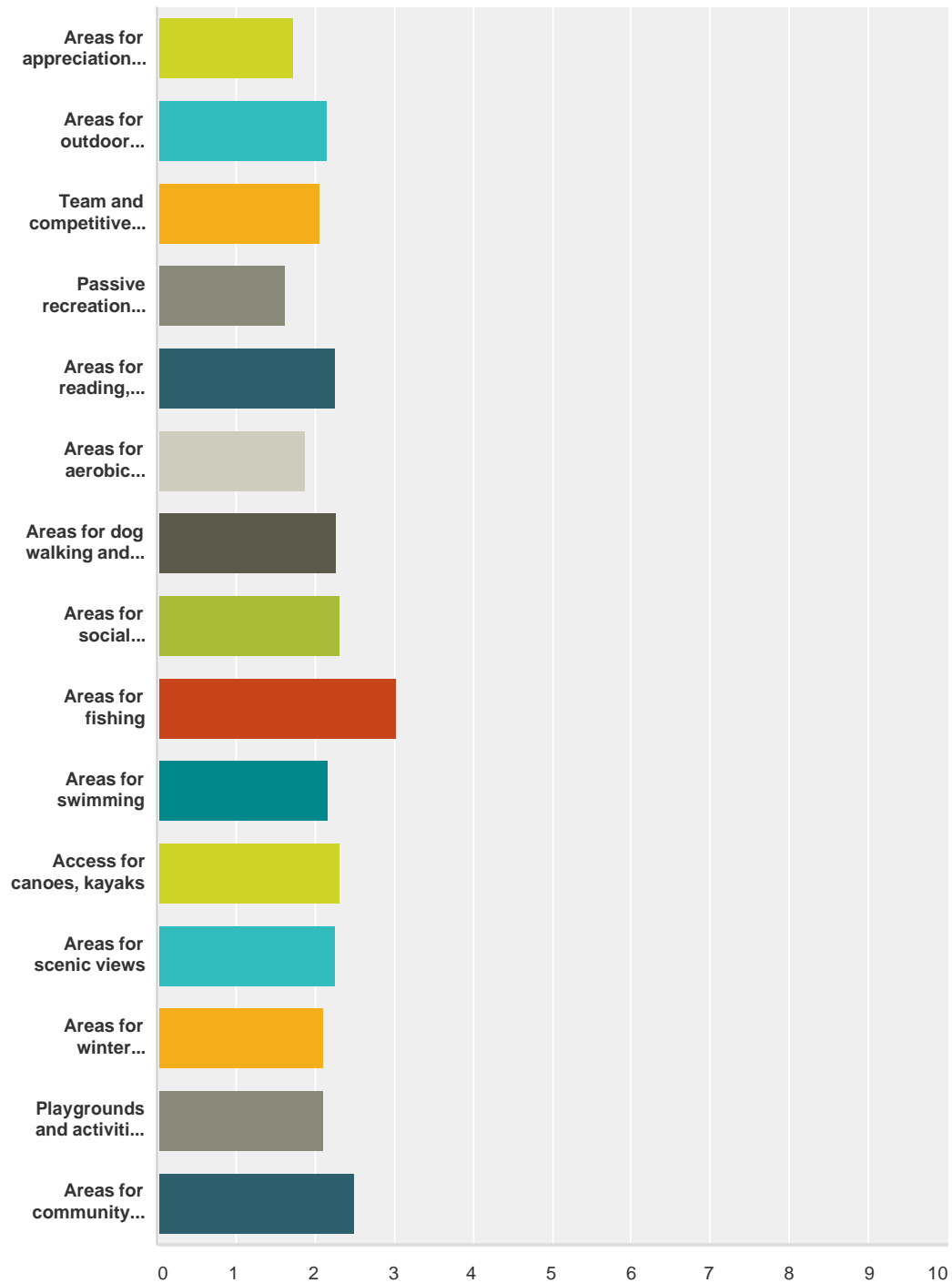
Answered: 615 Skipped: 3



	Very Important	Important	Less Important	Not Important	Total	Weighted Average
Maintenance and/or upgrades of existing open space and recreation areas and facilities	61.13% 368	34.05% 205	3.99% 24	0.83% 5	602	1.45
Acquisition of additional conservation land	40.56% 245	29.97% 181	23.01% 139	6.46% 39	604	1.95
Acquisition of additional land specifically for recreational facilities (playing fields etc.)	32.84% 198	33.50% 202	24.54% 148	9.12% 55	603	2.10
Equal emphasis on both maintenance and acquisition	33.45% 198	39.70% 235	19.09% 113	7.77% 46	592	2.01

# **Q5 How important to you are each of the following resources based on your use of Wellesley open space and recreation areas?**

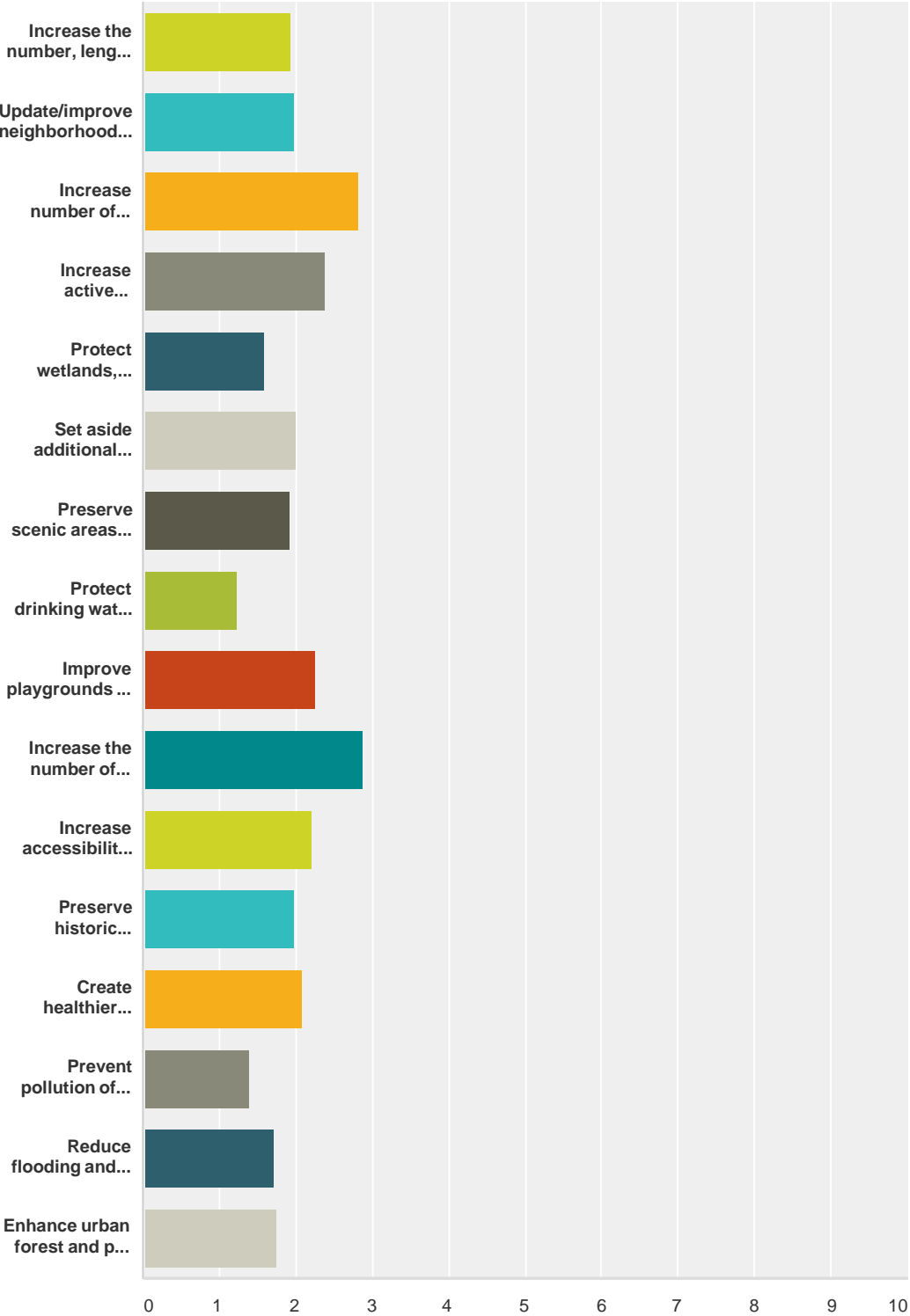
Answered: 617 Skipped: 1



	Very Important	Important	Less Important	Not Important	Total	Weighted Average
Areas for appreciation and observation of nature and wildlife	48.44% 295	33.66% 205	15.60% 95	2.30% 14	609	1.72
Areas for outdoor education about nature	29.84% 182	35.08% 214	28.36% 173	6.72% 41	610	2.12
Team and competitive sports facilities (basketball, soccer, field hockey, etc.)	37.81% 231	29.30% 179	22.75% 139	10.15% 62	611	2.05
Passive recreation areas (walking, snow-shoeing, tai chi, etc.)	51.88% 317	36.99% 226	9.49% 58	1.64% 10	611	1.61
Areas for reading, relaxation, or contemplation	25.86% 158	32.41% 198	34.53% 211	7.20% 44	611	2.23
Areas for aerobic exercise (running, biking, etc)	37.79% 232	42.02% 258	17.26% 106	2.93% 18	614	1.85
Areas for dog walking and play	30.23% 185	31.21% 191	21.08% 129	17.48% 107	612	2.26
Areas for social interaction (picnics, group events, etc.)	18.15% 110	41.75% 253	32.51% 197	7.59% 46	606	2.30
Areas for fishing	7.25% 44	18.29% 111	41.19% 250	33.28% 202	607	3.00
Areas for swimming	30.07% 184	36.76% 225	21.41% 131	11.76% 72	612	2.15
Access for canoes, kayaks	21.55% 131	37.83% 230	29.28% 178	11.35% 69	608	2.30
Areas for scenic views	25.08% 152	35.97% 218	30.03% 182	8.91% 54	606	2.23
Areas for winter activities (sledding, ice skating, etc.)	27.17% 166	43.21% 264	22.75% 139	6.87% 42	611	2.09
Playgrounds and activities for young children	30.21% 184	38.75% 236	23.48% 143	7.55% 46	609	2.08
Areas for community gardens	22.22% 136	28.76% 176	27.61% 169	21.41% 131	612	2.48

**Q6 How important are the following objectives?**

Answered: 615 Skipped: 3



	Very Important	Important	Less Important	Not Important	Total	Weighted Average
Increase the number, length, and connectivity of trails	34.54% 210	41.28% 251	21.71% 132	2.47% 15	608	1.92
Update/improve neighborhood parks	26.24% 159	52.15% 316	20.30% 123	1.32% 8	606	1.97
Increase number of family picnic areas	6.90% 42	22.33% 136	55.83% 340	14.94% 91	609	2.79
Increase active recreation areas (basketball, tennis, etc.)	23.05% 139	31.01% 187	33.33% 201	12.60% 76	603	2.35
Protect wetlands, rivers, streams, and ponds (from encroachment, development, or overuse).	58.17% 356	28.76% 176	10.78% 66	2.29% 14	612	1.57
Set aside additional areas for conservation	39.67% 242	31.15% 190	20.98% 128	8.20% 50	610	1.98
Preserve scenic areas and views	39.31% 239	36.02% 219	20.39% 124	4.28% 26	608	1.90
Protect drinking water supply	82.13% 501	14.10% 86	3.44% 21	0.33% 2	610	1.22
Improve playgrounds for children	20.29% 124	41.90% 256	31.75% 194	6.06% 37	611	2.24
Increase the number of playgrounds	8.11% 49	17.88% 108	52.98% 320	21.03% 127	604	2.87
Increase accessibility to recreation facilities for persons with disabilities	19.28% 117	48.43% 294	25.04% 152	7.25% 44	607	2.20
Preserve historic character	36.89% 225	36.72% 224	19.67% 120	6.72% 41	610	1.96
Create healthier transportation options	35.00% 210	32.50% 195	23.33% 140	9.17% 55	600	2.07
Prevent pollution of lakes, ponds, brooks, and streams from pesticides, herbicides, and other chemicals and storm water runoff	70.13% 425	23.76% 144	4.62% 28	1.49% 9	606	1.37
Reduce flooding and control stormwater	46.05% 280	40.46% 246	10.69% 65	2.80% 17	608	1.70
Enhance urban forest and park trees to enhance air quality, provide wildlife habitat, add to scenic character	48.76% 295	33.22% 201	13.88% 84	4.13% 25	605	1.73



**Q7 What are the most significant needs in our immediate neighborhood regarding the supply, quality, public access, or accessibility of open spaces and facilities? Please list no more than three neighborhood needs in order of their importance to you.**

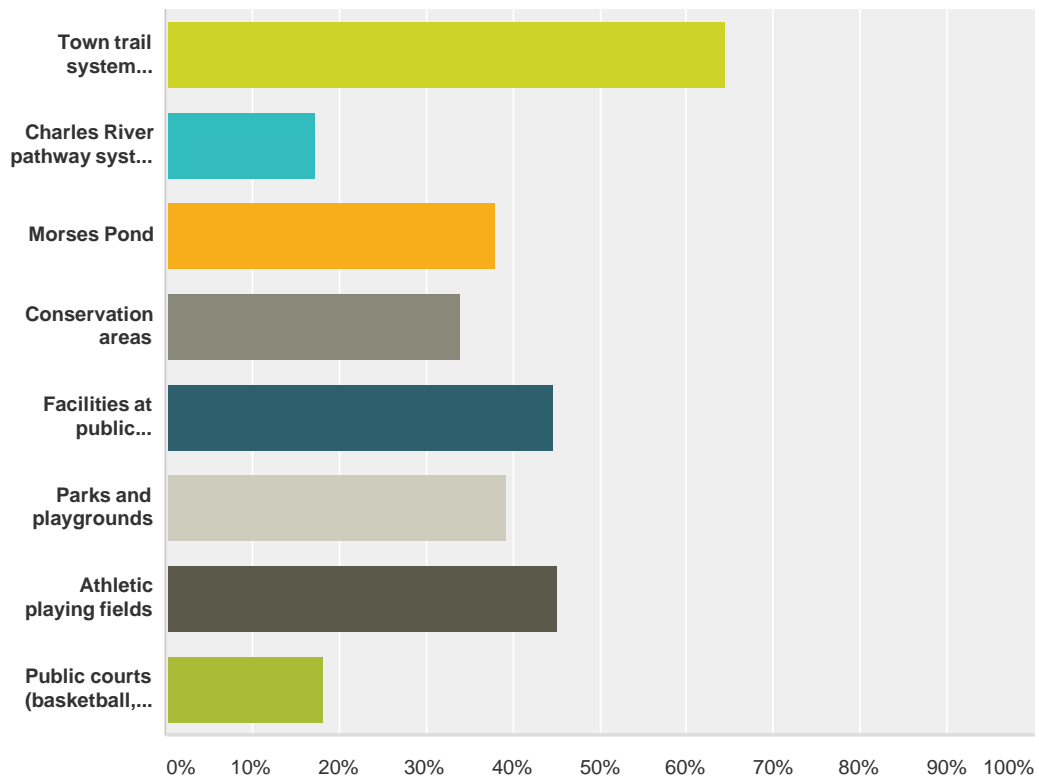
Answered: 427 Skipped: 191

**Table 18: Survey Question 7: Needs Analysis**

<b>Need</b>	<b>Count</b>	<b>Percentage</b>
Pedestrian and Bike Safety	107	11.5%
Maintenance	104	11.2%
Open Space Protection	84	9.1%
Trail Improvements	83	9.0%
Recreation Programs	55	5.9%
Pool	47	5.1%
Water Quality Improvements	46	5.0%
Additional fields	45	4.9%
Playgrounds	34	3.7%
Accessibility	33	3.6%
Transportation Improvements	32	3.5%
Dog Play Areas	29	3.1%
Tree/Habitat protection	29	3.1%
Stormwater Management	20	2.2%
Community Gardens	17	1.8%
Improved Park Cleanliness	17	1.8%
Ice Rink	17	1.8%
Increased Open Space	16	1.7%
Smart Development	16	1.7%
N/A	14	1.5%
Regulation Enforcement	13	1.4%
Tennis	12	1.3%
Facility Improvements	12	1.3%
HS field improvements	10	1.1%
Lighting/noise Reduction	8	0.9%
Wetlands protection	6	0.6%
Pollution Control	5	0.5%
Canoe Access	4	0.4%
Historic preservation	3	0.3%
Senior Center	3	0.3%
Picnic Areas	2	0.2%
Visual Intrusion	2	0.2%
Education	1	0.1%
Golf Course	1	0.1%
<b>GRAND TOTAL</b>	<b>927</b>	<b>100.0%</b>

**Q8 What public outdoor open space, recreation, and conservation lands do you and members of your household use most often? (Please select no more than 3.)**

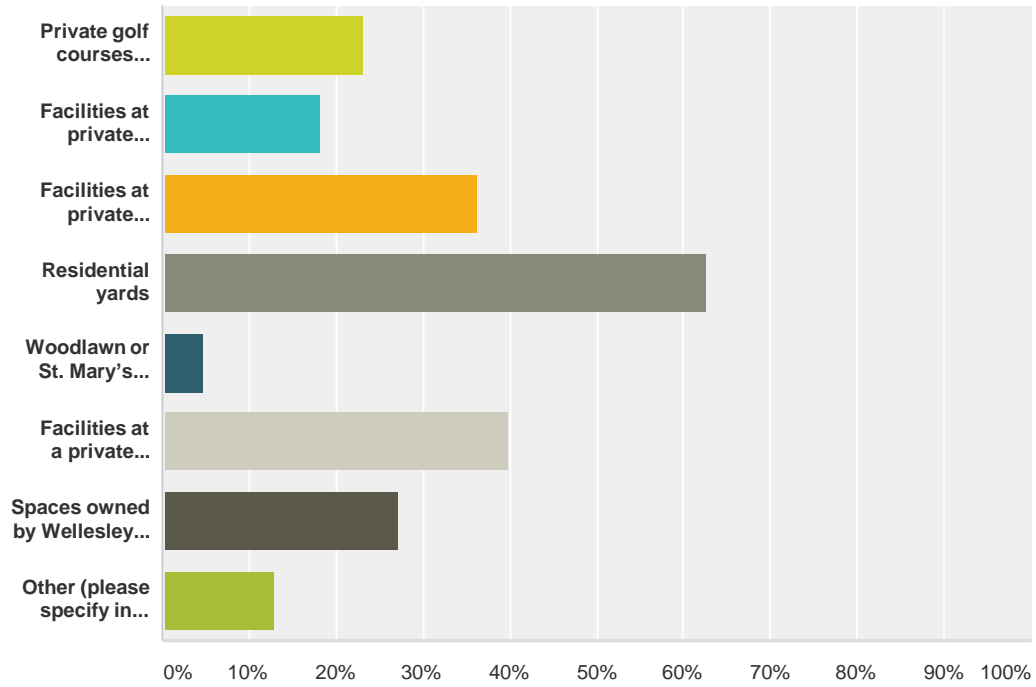
Answered: 605 Skipped: 13



Answer Choices	Responses	
Town trail system including Cochituate and Sudbury Aqueducts	64.30%	389
Charles River pathway system (State DCR)	17.19%	104
Morses Pond	37.69%	228
Conservation areas	33.88%	205
Facilities at public elementary, middle school, or high school	44.46%	269
Parks and playgrounds	39.01%	236
Athletic playing fields	44.96%	272
Public courts (basketball, tennis)	17.85%	108
Total Respondents: 605		

**Q9 What privately owned outdoor open space, recreation, and conservation lands do you and members of your household use most often? (Please select no more than 3.)**

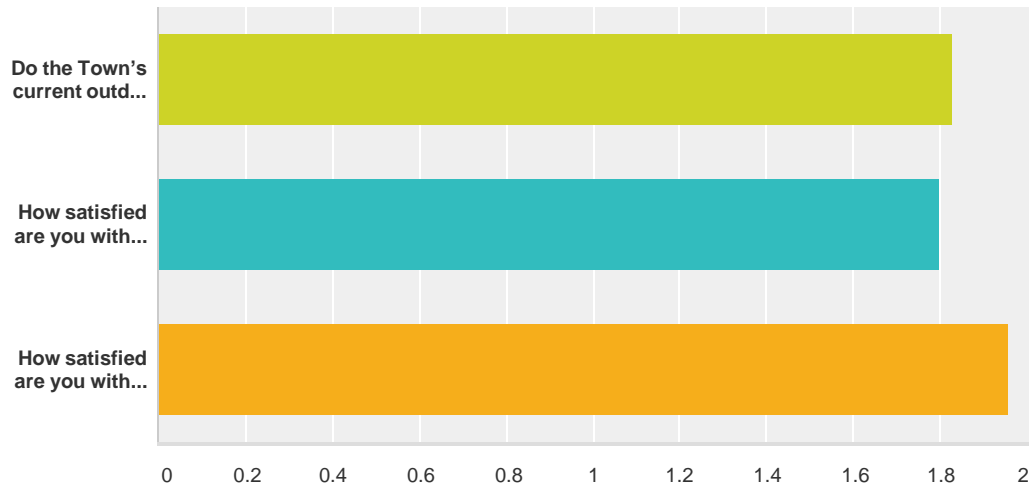
Answered: 580 Skipped: 38



Answer Choices	Responses
Private golf courses (Country Club or Nehoiden)	22.93% 133
Facilities at private elementary or high schools	17.93% 104
Facilities at private colleges or universities	36.03% 209
Residential yards	62.41% 362
Woodlawn or St. Mary's Cemetery	4.66% 27
Facilities at a private health club or similar recreation provider	39.66% 230
Spaces owned by Wellesley Conservation	26.90% 156
Other (please specify in "Comments" field below)	12.76% 74
Total Respondents: 580	

**Q10 Please answer the following questions  
about your satisfaction with the Town's  
recreational areas:**

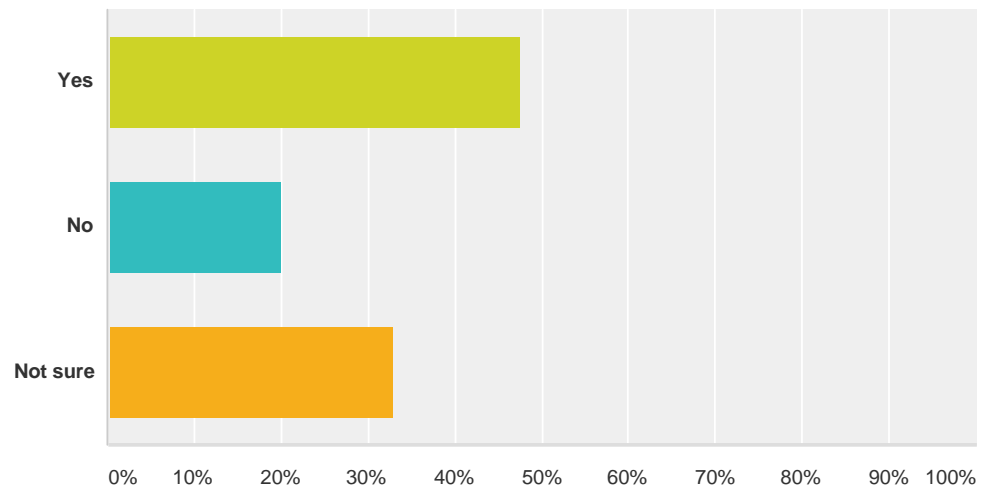
Answered: 602 Skipped: 16



	Very much so	Somewhat	Very Little	Not at all	Total	Weighted Average
Do the Town's current outdoor recreational areas meet your needs?	29.83% 179	60.17% 361	7.33% 44	2.67% 16	600	1.83
How satisfied are you with the facilities for children and youth to play and recreate in Town?	35.76% 211	51.19% 302	9.66% 57	3.39% 20	590	1.81
How satisfied are you with the facilities available in Town for recreational use by adults?	24.37% 145	58.49% 348	13.95% 83	3.19% 19	595	1.96

## Q11 Do you know where all the open space and recreation resources are in Town?

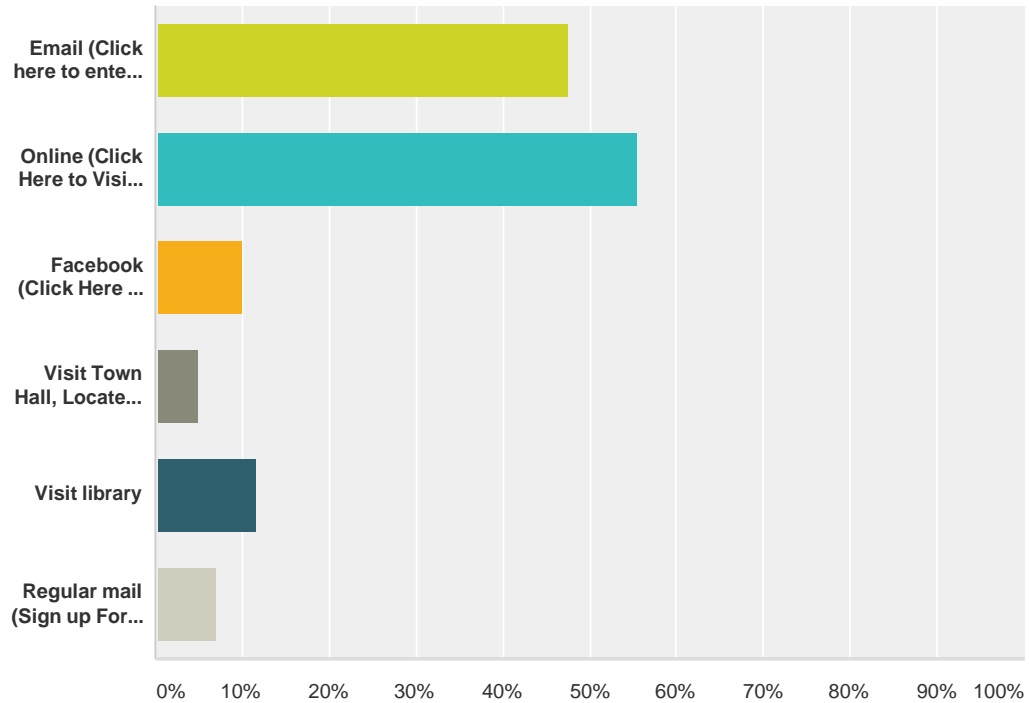
Answered: 609 Skipped: 9



Answer Choices	Responses	
Yes	47.29%	288
No	19.87%	121
Not sure	32.84%	200
Total		609

## Q12 If you would like to know more about these resources, how would you like to receive that information?

Answered: 430 Skipped: 188

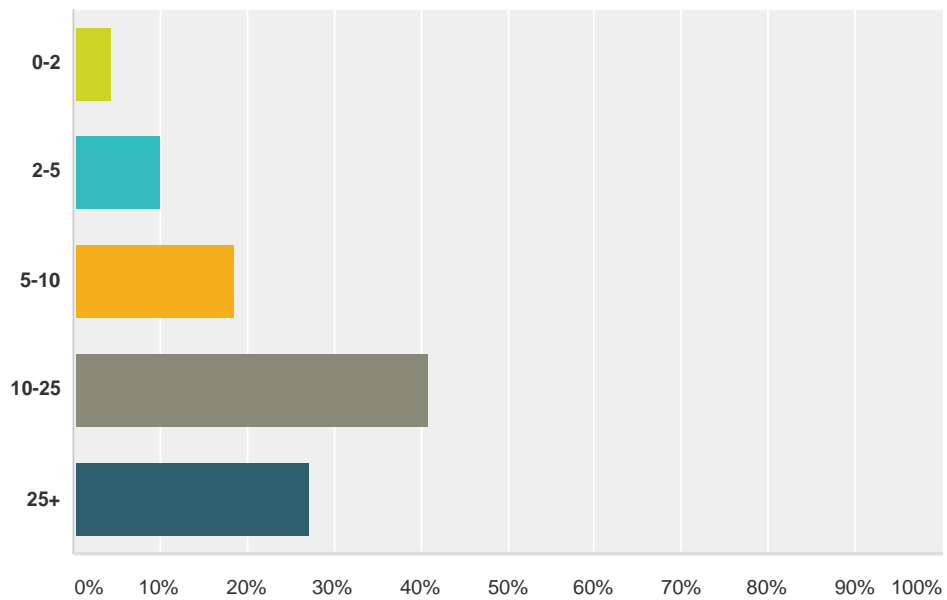


Answer Choices	Responses	
Email (Click here to enter your email address and receive occasional updates from the NRC)	47.44%	204
Online (Click Here to Visit our Website)	55.35%	238
Facebook (Click Here to Like our Facebook page)	9.77%	42
Visit Town Hall, Located at 525 Washington ST, Lower Level	4.88%	21
Visit library	11.40%	49
Regular mail (Sign up For Information Here)	6.98%	30
Total Respondents: 430		



### Q13 How many years you have lived in Wellesley?

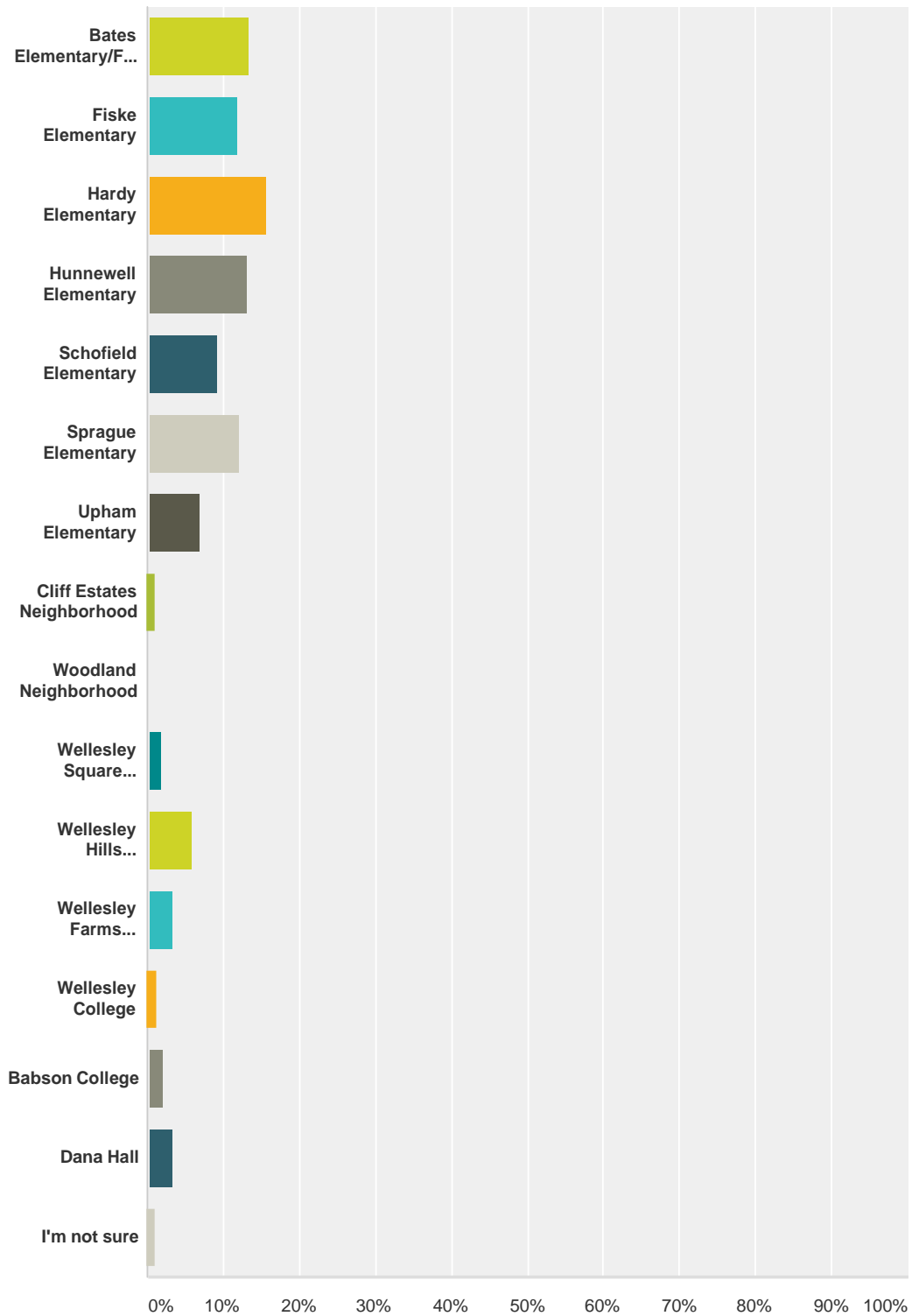
Answered: 609 Skipped: 9



Answer Choices	Responses	
0-2	4.11%	25
2-5	9.85%	60
5-10	18.39%	112
10-25	40.72%	248
25+	26.93%	164
Total		609

# **Q14 What neighborhood or School District do you live in? Please check one box.**

Answered: 611 Skipped: 7



Answer Choices		Responses
Bates Elementary/Fells Neighborhood	13.09%	80
Fiske Elementary	11.62%	71
Hardy Elementary	15.55%	95
Hunnewell Elementary	12.93%	79
Schofield Elementary	9.00%	55
Sprague Elementary	11.95%	73
Upham Elementary	6.71%	41
Cliff Estates Neighborhood	0.98%	6
Woodland Neighborhood	0.49%	3
Wellesley Square Neighborhood	1.64%	10
Wellesley Hills Neighborhood	5.56%	34
Wellesley Farms Neighborhood	3.11%	19
Wellesley College	1.31%	8
Babson College	1.96%	12
Dana Hall	3.11%	19
I'm not sure	0.98%	6
<b>Total</b>		<b>611</b>

**Q15 Do you or any member of your household have any of the following conditions?**

	Yes	No	Total	Weighted Average
Blindness, deafness, or a severe vision or hearing impairment?	1.68% 10	98.32% 587	597	1.98
A condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying?	5.44% 32	94.56% 556	588	1.95

**Q16 We welcome your additional comments about the Town’s open space and recreational resources. Please type your comments in the space below, especially if you responded “other” to a survey question. Please identify any particular properties in Town that you would like to see acquired for conservation or recreational purposes.**

Answered: 237 Skipped: 381

**Table 19: Survey Question 16 Analysis**

**Open Space and Recreation Survey Question 16 Response Analysis**

<b>Theme</b>	<b>Count</b>	<b>Percentage</b>	<b>Description</b>
Additional Facilities	69	21.6%	Support for use of open space for both indoor and outdoor facilities (Ice rink, pool, or athletic fields (see below)
Open Space Protection	42	13.2%	Respondent would above all, like to keep existing Open Space in its natural state
Pool	37	11.6%	Subset of Additional Facilities
Fields	21	6.6%	Subset of Additional Facilities
General	18	5.6%	General comments
HS Upgrade	13	4.1%	Respondent would like for the Town to upgrade the existing HS track and field
Smart Development	13	4.1%	Respondent would like to limit house size of new construction or
Gardens	12	3.8%	Would like more community gardens, or more streamlined management
Maintenance	11	3.4%	Respondent would like to see upkeep of existing facilities
Acquisition	9	2.8%	Respondent supports purchase of more land for open space
Dog Play Area	8	2.5%	
Ice rink	8	2.5%	Subset of Additional Facilities
Pedestrian/Bike Safety	8	2.5%	
Financial Responsibility	7	2.2%	Would like more conservative approach to buying open space and opportunities to recoup tax dollars
Park/Trail Connectivity	7	2.2%	
Accessibility	6	1.9%	Enhanced access for Disabled, Senior, Parking, as well as increased access for residents v. non-residents
Indoor	6	1.9%	Subset of Additional Facilities
Trails	6	1.9%	
Park Cleanliness	4	1.3%	Respondent noted litter, lack of trash cans, or dog feces.
Tree Protection	4	1.3%	
Recreational Programs	2	0.6%	
Regulation Enforcement	2	0.6%	
Safe biking	2	0.6%	
Education	1	0.3%	Increase educational programs
Farmers Market	1	0.3%	
Senior Facility	1	0.3%	
Tennis Courts	1	0.3%	
<b>Grand Total</b>	<b>319</b>	<b>100.0%</b>	

# 11. References

- <sup>i</sup> MetroFuture Regional Plan.  
[http://www.mapc.org/sites/default/files/MetroFuture\\_Goals\\_and\\_Objectives\\_1\\_Dec\\_2008.pdf](http://www.mapc.org/sites/default/files/MetroFuture_Goals_and_Objectives_1_Dec_2008.pdf)
- <sup>ii</sup> Fuller Brook Park Cultural Landscape Report  
[http://www.wellesleyma.gov/pages/wellesleyma\\_dpw/eng/FBPCL%20REPORT.pdf](http://www.wellesleyma.gov/pages/wellesleyma_dpw/eng/FBPCL%20REPORT.pdf)
- <sup>iii</sup> For additional information on Hunnewell's estate, Wellesley, see Alan Emmett, *So Fine a Prospect, Historic New England Gardens* (Hanover, NH: University Press of New England, 1996), and pages 84 - 99.
- <sup>iv</sup> History of the town of Wellesley, Massachusetts  
[https://archive.org/stream/historyoftownofw00fisk/historyoftownofw00fisk\\_djvu.txt](https://archive.org/stream/historyoftownofw00fisk/historyoftownofw00fisk_djvu.txt)
- <sup>v</sup> The Wellesley Historical Society compiled an exhibit on the Baker estate in 2004.
- <sup>vi</sup> Letter Olmsted Brothers to J.W. Peabody, Olmsted Bothers Files, Library of Congress, Manuscript Division, Job #2371, A Series, Reel 26, Frames 717 - 731. See Appendix B for full text of this letter. Special thanks are due to Olmsted scholar Arleyn A. Levee for calling it to my attention.
- <sup>vii</sup> Today Fuller Brook Park is only 33.4 acres. Land that was previously part of Fuller Brook Park is now part of the high school grounds and Hunnewell Field.
- <sup>viii</sup> Fuller Brook Master plan [http://www.wellesleyma.gov/pages/WellesleyMA\\_Fullerbrook/masterplan.pdf](http://www.wellesleyma.gov/pages/WellesleyMA_Fullerbrook/masterplan.pdf)
- <sup>ix</sup> Margaret Klein Wilson, *Walks in Wellesley, Exploring Wellesley's Open Space* (Wellesley, MA: Wellesley Conservation Council, 1991), page 32.
- <sup>x</sup> For additional landscape history of Elm Bank, see Allyson M. Hayward, "Elm Bank, The Evolution of a Country Estate in Dover, Massachusetts" in *Journal of the New England Garden*.
- <sup>xi</sup> For landscape history of Henry Sergeant Hunnewell's estate The Cedars, see Allyson M. Hayward, "A Rather Wild and Picturesque Place," Henry Sergeant Hunnewell at the Cedars" in *Journal of the New England Garden History Society*, Vol. 6, Fall 1998.
- <sup>xii</sup> Private Pleasures Derived From Tradition The Hunnewell Estates Historic District  
<http://arnoldia.arboretum.harvard.edu/pdf/articles/1882.pdf>
- <sup>xiii</sup> 2013 Drinking Water Consumer Awareness Report.  
<http://www.wellesleyma.gov/Pages/FOV1-0001FDB3/wat/Water%20Consumer%20Awareness%20Report%20%202013.pdf>
- <sup>xiv</sup> Massachusetts Municipal Residential Recycling Rates, 1997-2008
- <sup>xv</sup> Portions of these areas have been preserved by inclusion in the Boulder Brook, Rocky Ledges and Carisbrooke Reservations.
- <sup>xvi</sup> According to the Town Assessors records, there are about 15 developable residential lots remaining in this area, on  
Monadnock and Cranmore Roads and Appian Drive.
- <sup>xvii</sup> Other activities for which the NRCS evaluates soils include recreational development, woodland management and productivity, wildlife habitat, sanitary facilities (septic tank absorption fields, sewage lagoon areas, and sanitary landfills), construction materials, and water management.
- <sup>xviii</sup> A portion of the "North 40" off Turner Road; an old paint factory adjacent to Paintshop Pond; and an ash dump for a former incinerator at the Nehoiden Golf Course, all of which are owned by Wellesley College.
- <sup>xix</sup> Maximum daily demands reached 5.37 mgd in 1980, 5.22 mgs in 1983, 5.21 mgd in 1987, and 5.15 mgd in 1991.
- <sup>xx</sup> Approval letter dated June 11, 1990; incorporated in *Elm Bank Water Supply Development: Draft Environmental Impact Report*, EOEa No. 7037, July 1990.
- <sup>xxi</sup> Elkington, J; Boettner, G. Biological Control of Winter Moth in New England. November 10, 2014. Dept of Environmental Conservation, University of Massachusetts, Amherst, MA.
- <sup>xxii</sup> There are also three vernal pools at the Weston town line near the Carisbrooke Reservation.
- <sup>xxiii</sup> [http://maps.massgis.state.ma.us/dfg/biomap/pdf/town\\_core/Wellesley.pdf](http://maps.massgis.state.ma.us/dfg/biomap/pdf/town_core/Wellesley.pdf)
- <sup>xxiv</sup> Elm Park (officially known as "Clock Tower Park") was added to the National Register of Historic Places in June of 2007.
- <sup>xxv</sup> OEEA definitions  
<http://www.mass.gov/eea/agencies/massdep/cleanup/sites/definitions-of-fields-listed-in-search- result.html>
- <sup>xxvi</sup> Metropolitan Area Planning Council, *Groundwater Protection Study: Town of Wellesley*, September 1982.
- <sup>xxvii</sup> A similar approach addressing a different issue, used in many communities, is to exclude all wetlands from the computation of minimum lot area.
- <sup>xxviii</sup> *Morses Pond Tributary Study*, Final Report, IEP, Inc., August 1989.
- <sup>xxix</sup> The "limiting nutrient" is the nutrient in least supply, which tends to control the production of aquatic plants and algae in the pond. In other words, increases in the amount of phosphorus will lead to further growth of aquatic plants and algae.



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- xxx MORSES POND ANNUAL REPORT: 2013, PREPARED FOR THE TOWN OF WELLESLEY BY WATER RESOURCE SERVICES, INC. FEBRUARY 2015
- xxxi Wellesley Pesticide Awareness Campaign and Regional Collaborative Project Details  
[http://www.turi.org/Our\\_Work/Home\\_Community/Apply\\_for\\_a\\_Community\\_Grant/Library\\_of\\_Past\\_Projects/Pesticides/Wellesley\\_Pesticide\\_Awareness\\_Campaign\\_and\\_Regional\\_Collaborative](http://www.turi.org/Our_Work/Home_Community/Apply_for_a_Community_Grant/Library_of_Past_Projects/Pesticides/Wellesley_Pesticide_Awareness_Campaign_and_Regional_Collaborative)
- xxxii Wellesley 2007-2017 Comprehensive Plan
- xxxiii Wellesley Park and Tree Division, *Park and Open Space Master Plans*, undated (1986).
- xxxiv Wellesley Department of Public Works, Park & Tree Division, *Wellesley's Parks, Reservations & Public Open Space*, 1990
- xxxv 900 Worcester citation
- xxxvi North 40 citation
- xxxvii What is Sustainable Development? Environmental, economic and social well-being for today and tomorrow  
<https://www.iisd.org/sd/>